

Plan Endorsement Recommendation Report
The Borough of Woodstown, Salem County



New Jersey Department of State
New Jersey Business Action Center
Office of Planning Advocacy

February 18, 2026

This document is a recommendation report prepared by the Office of Planning Advocacy (OPA) as staff to the State Planning Commission (SPC) based on input or partner agencies, Borough of Woodstown (Borough/Woodstown), Salem County, and members of the public. OPA will post this report and other materials related to the Woodstown Plan Endorsement petition on our website. You can contact our office by email regarding petitions for Plan Endorsement by providing contact information, including name, organization, address, and e-mail address to ospmail@sos.nj.gov

Additional documentation submitted by the Borough can be found here:

<https://www.nj.gov/state/bac/planning/plan-endorsement/petitions/>

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INTRODUCTION

The Borough of Woodstown had a Town Center designated by the State Planning Commission (SPC/Commission) on October 29, 1993—the first such designation in New Jersey. The Town Center was due to expire on January 11, 2022. This expiration was extended via various extension approvals by legislation, executive orders, and/or State Planning Commission resolutions. The Town Center designation expired on March 31, 2023.

The Borough initiated the Plan Endorsement process with a letter from the mayor dated March 10, 2020. The Borough participated in a prepetition meeting on July 28, 2021 with representatives from various state agencies. Woodstown’s primary objectives for seeking Plan Endorsement and Town Center designation are as follows:

- to continue to align its local planning goals and objectives with the State Development and Redevelopment Plan (State Plan),
- to balance its interests in preserving historic character, accommodating appropriate growth, encouraging redevelopment, prioritizing and facilitating preservation and conservation, and
- to receive State Agency benefits in support of its efforts to strengthen the economic viability and vibrancy of its historic downtown, as through several planning initiatives that embody the principles of sustainable development and smart growth.

This report contains findings and conclusions concerning consistency of the Borough’s plans with the State Development and Redevelopment Plan (State Plan). The review of the petition is based on information submitted by the petitioner and information otherwise available to OPA.

The majority of the work performed by the Borough in pursuit of Plan Endorsement had taken place under the framework of the previous State Plan. A new State Plan, with two additional goals, was adopted by the SPC on December 17, 2025. This report will demonstrate that the Borough is generally consistent with all ten goals of the current State Plan, and that the Plan Implementation Agreement (PIA) prescribes actions to be taken by the municipality to address the intent of the new and updated goals.

The SPC, by adopting a resolution in support of Plan Endorsement of the Borough’s plans, will demonstrate that the Borough is taking appropriate steps to plan for a sustainable future by addressing its infrastructure, economic development, housing, open space, environmental, and resiliency concerns.

PLAN ENDORSEMENT PETITION PROCESS

As stated previously, the Borough of Woodstown initiated the Plan Endorsement (PE) process on March 10, 2020. A prepetition meeting was held on July 28, 2021. The Borough appointed its Plan Endorsement Advisory Committee by Resolution No. 2023-35 on February 14, 2023. At the same meeting, the Borough approved transmittal of its Municipal Self-Assessment (MSA) to OPA by Resolution No. 2023-34. OPA and respective State agency partners responded with an Opportunities and Constraints Report on April 5, 2023.

As part of the Plan Endorsement process, the Borough completed their Community Visioning sessions. The Borough held their sessions on March 8, 2023 and April 12, 2023, and drafted a Community Vision Statement thereafter. On January 27, 2026, the Woodstown Borough Council passed Resolution No. 2026-25 to formally adopt the Community Vision Statement.

The Borough formally approved the draft Plan Implementation Agreement (PIA) on September 24, 2024 via Resolution No. 2024-98. The PIA included items that OPA and other State agencies believe will achieve consistency with the State Development and Redevelopment Plan, as well as the Plan Endorsement Guidelines and amendments to the New Jersey Municipal Land Use Law, which address State priorities for environmental justice and climate resiliency respectively. The Borough formally approved the proposed State Plan Policy Map amendments on December 9, 2025 via Resolution No. 2025-123.

PLANNING MILESTONES

Event(s)	Date	Notes
Master Plan	1982	Reexamined in 1988, 1994, 2000, 2006, 2008, 2019
Housing Element	August 1989	
Stormwater Plan Element	April 2005	
Environmental Resource Inventory	September 2005	
Open Space and Recreation Plan	September 2006	
Town Center Designation	10/29/1993	
Zoning Map	2/26/2008	
Revised Housing Element & Fair Share Plan	December 2005	
Redevelopment Plan for Supply Industrial District and Vicinity/ Areas 2 and 3	May 2005	
Redevelopment Plan for Bowen Avenue Area and Vicinity/ Area 1	June 2005	
Woodstown Conservation Zoning Project Report	March 2006	
Bailey Street Project Area Redevelopment Plan	January 2007	
Redevelopment Plan for Block 21 Lot 39 (First National Bank)	2021	
Municipal Self-Assessment	2/14/2023	Resolution No. 2023-34
Opportunities and Constraints Report	4/5/2023	
Community Visioning Statement	1/27/2026	Resolution No. 2026-25
Plan Implementation Agreement	9/24/2024	Resolution No. 2024-98
State Plan Policy Map Amendments	12/9/2025	Resolution No. 2025-123
PIC Approval	2/18/2026	(tentative)
SPC Adoption	3/4/2026	(tentative)

LOCATION & REGIONAL CONTEXT

As per the Borough’s MSA:

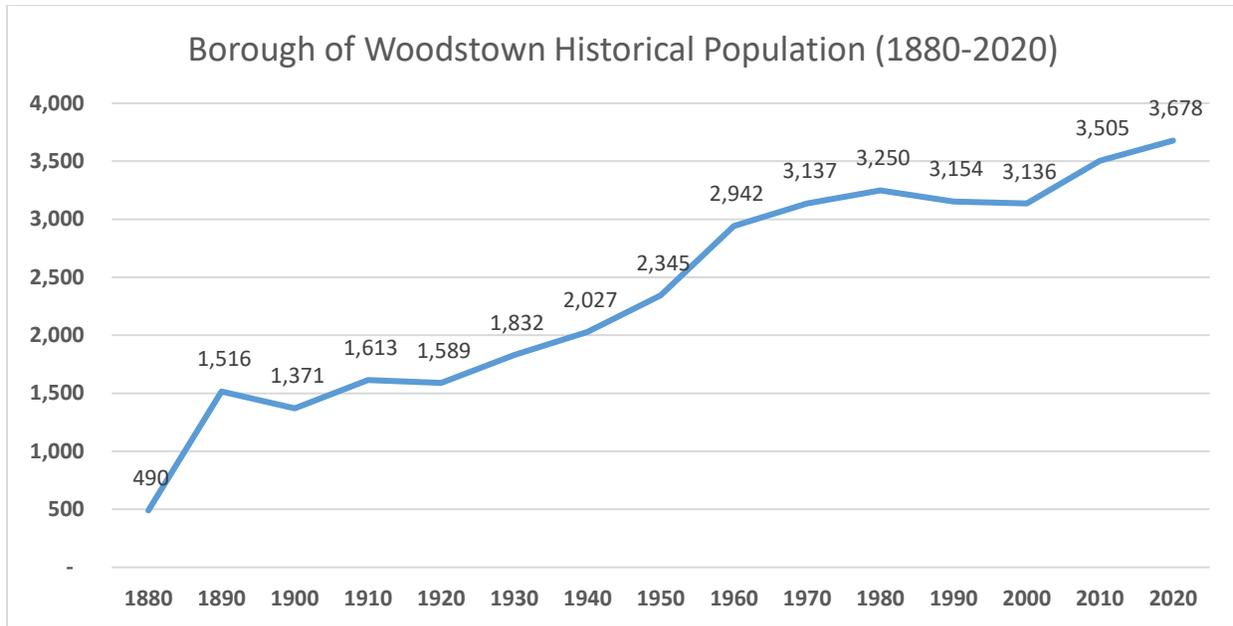
The land area of Woodstown Borough is 1.62 square miles or approximately 1,036 acres and is located in southern New Jersey, in Salem County. Woodstown is entirely surrounded by Pilesgrove Township, another Salem County municipality. Other nearby municipalities, which border Pilesgrove Township are Upper Pittsgrove to the east, Mannington and Alloway Townships to the south, Oldmans and Carneys Point Townships to the west and Gloucester County Townships of Woolwich and South Harrison to the north.

The 2020 population estimate for Woodstown borough was 3,678 persons (based on 2020 U.S. Census Bureau data). Residential property (valuation) serves as the largest component of the Borough’s tax base, at 80.2%, while non-residential valuation is 19.8%.

	Borough of Woodstown	Salem County	New Jersey
Land Area (Sq. Miles)	1.62	372	7,419
Population	3,678	64,837	9,267,014
Households	1,352	24,355	3,478,355
Average Household Size	2.72	2.66	2.66
Population Density (Persons/Sq. Mile)	2,270	174	1,249
Housing Units	1,604	27,721	3,775,842
Home Ownership Rate	62.4%	75.1%	63.7%
Median Household Income	\$101,855	\$83,376	\$101,050
Per Capita Income	\$24,182	\$49,781	\$53,118
Sources: 2020 Decennial Census and 2023 American Community Survey 5–Year Estimates			

DEMOGRAPHICS AND WOODSTOWN’S FUTURE

As shown in the following table, Woodstown’s total population has exhibited a long-term positive trend since 1880. After remaining relatively steady in the second half of the twentieth century, the municipal population resumed a growth trend in the last two decades. According to Salem County’s 2015 Growth Management Element, which was prepared by the South Jersey Transportation Planning Organization (SJTPO), Woodstown’s population is expected to grow by 24% between 2010 and 2040. This forecasting relies on recent trends and does not consider locally specific conditions that may alter the course of the population trend.



Source: US Census (Decennial Census)

INFRASTRUCTURE

Water and Sewer

The Woodstown Borough Water Department (PWSID #1715001) is a public community water system with a water supply firm capacity of 1.98 million gallons per day. It operates four wells, which draw from the Mount Laurel-Wenonah aquifer and the Potomac-Raritan-Magothy aquifer system. According to the Borough's MSA, the utility has faced challenges related to low yields and limited storage capacity in the recent past. However, these issues have apparently been resolved since the construction and activation of the most recent water supply well.

The Woodstown Wastewater Treatment Plant (NJPDES #NJ0022250) handles all sewerage from the municipality and is permitted to discharge to surface water. A 2007 build out analysis revealed that the current wastewater treatment capacity (530,000 gallons per day) will be sufficient to meet Woodstown's needs based on the recommended zoning densities. The treatment plant currently has a 12-month rolling average flow of 0.330 MGD. The remaining 0.200 MGD (200,000 gallons per day) is available for development within the NJDEP mapped Sewer Service Area on the Salem County Water Quality Management Plan (WQMP). Individual areas of the collection system would have to be specifically evaluated at the time that projects are in planning and development to ensure conveyance capacity is available. If conveyance capacity is needed for a particular project, the WSA will identify those needs and coordinate with or provide direction to the developer regarding the improvements required to serve a specific project.

Transportation and Circulation

The Borough is served by a relatively dense network of roadways that provides local and regional access. Some of the major roads, such as Routes 40 and 45, are maintained by NJDOT, while others, such as Routes 616 and 672, are maintained by Salem County. As of 2010, Woodstown had a total of 18.28 miles of roadway, of which 11.51 were municipal, 4.66 miles were county, and 2.11 miles were state. NJ Transit

services the area via its 401 and 468 bus routes. The Salem Branch freight rail line, operated by Southern Railroad of New Jersey, bifurcates the Borough north to south.

STATE PLAN POLICY MAP

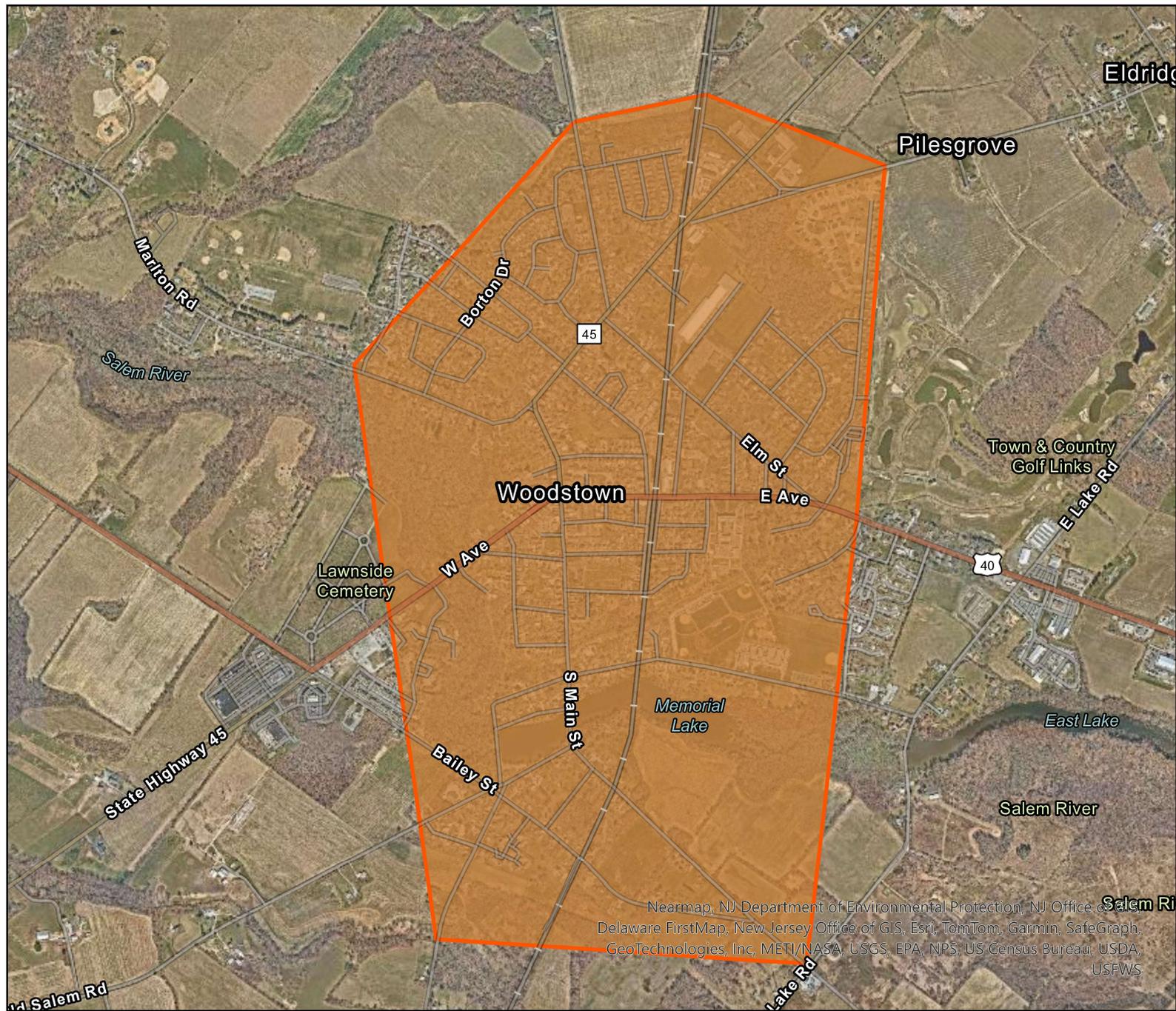
The Borough of Woodstown agreed to a Town Center boundary which differs from the previously adopted Woodstown Town Center boundary. The previously adopted Center was inclusive of the entire municipality.

In addition to the proposed Town Center boundary, Critical Environmental Site (CES) overlays are proposed in certain locations within the proposed Town Center boundary where critical habitat, frequent flooding, or other environmentally sensitive or hazardous features have been documented. Furthermore, the existing municipal-wide Rural Planning Area (PA 4) is proposed to be amended, in certain locations, inside and outside of the proposed Town Center boundary, with the “Parks, Open Space, and Natural Areas” State Plan Policy Map feature, to best reflect existing conditions.

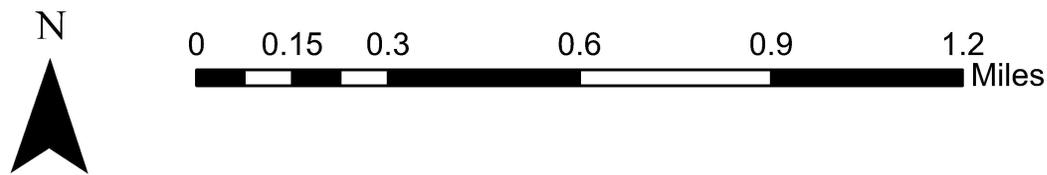
This approach to mapping the municipality conforms with the Borough’s vision “to preserve Woodstown’s existing historic character, the diversity of our community, and dedicated open spaces; to maintain public safety, affordable housing options and levels of community involvement; and to advance pedestrian safety, climate change resiliency, economic development, and quality of life for all residents.”

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Expired State Plan Policy Map for Borough of Woodstown, Salem County

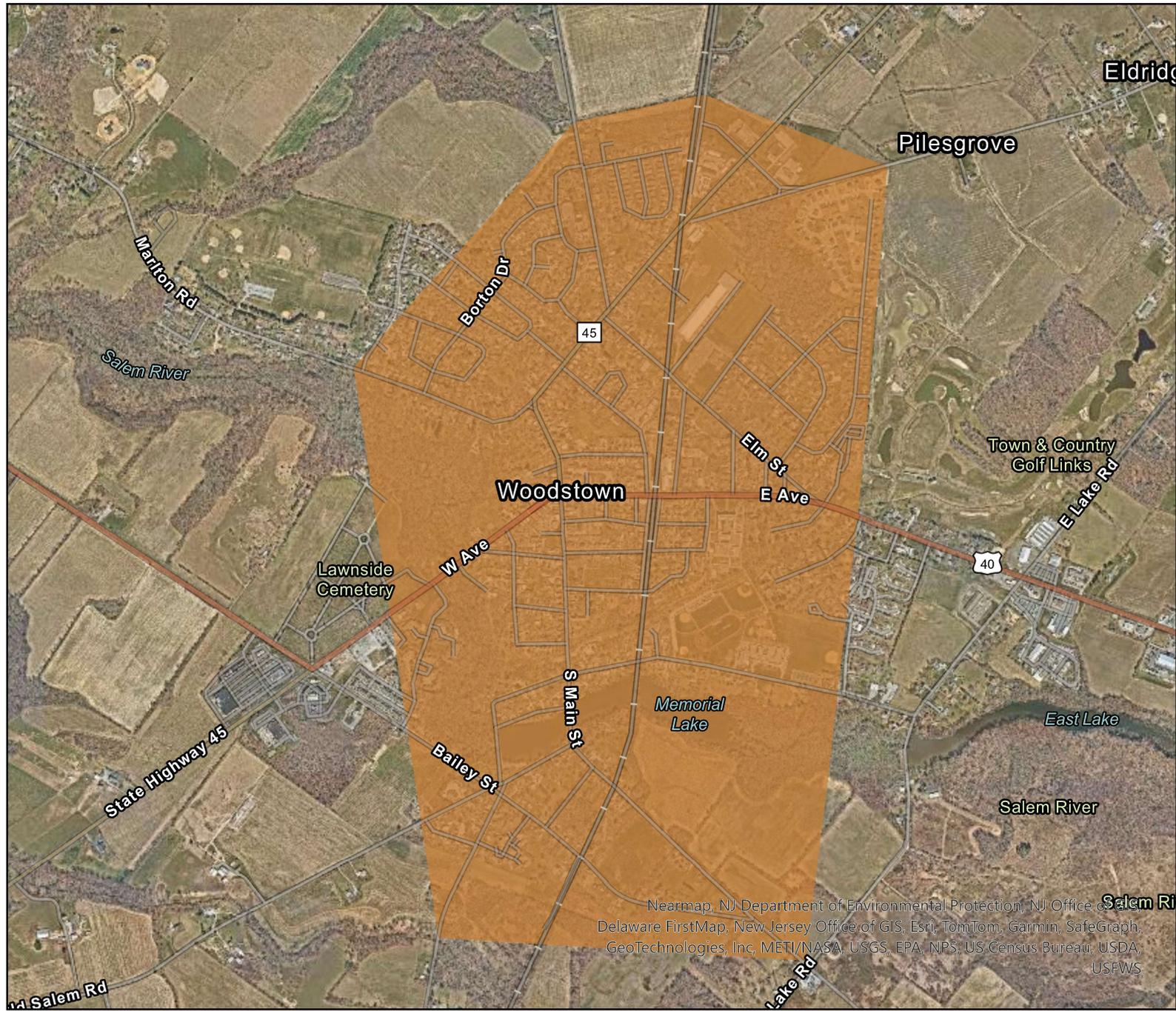


Nearmap, NJ Department of Environmental Protection, NJ Office of Planning, Delaware FirstMap, New Jersey Office of GIS, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

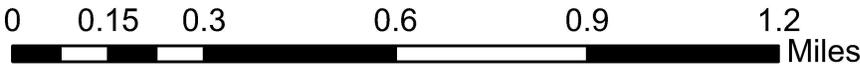


- Center - existing expired
- Planning_areas -existing**
- Metropolitan Planning Area
- Suburban Planning Area
- Fringe Planning Area
- Rural Planning Area
- Rural/Env. Sensitive Pl. Area
- Env. Sensitive Planning Area
- Env. Sens./Barrier Isl. Pl. Area
- Parks & Natural Areas
- Hackensack Meadowlands
- Water
- Military Installations
- Natural_Color_2023

Current State Plan Policy Map for Borough of Woodstown, Salem County



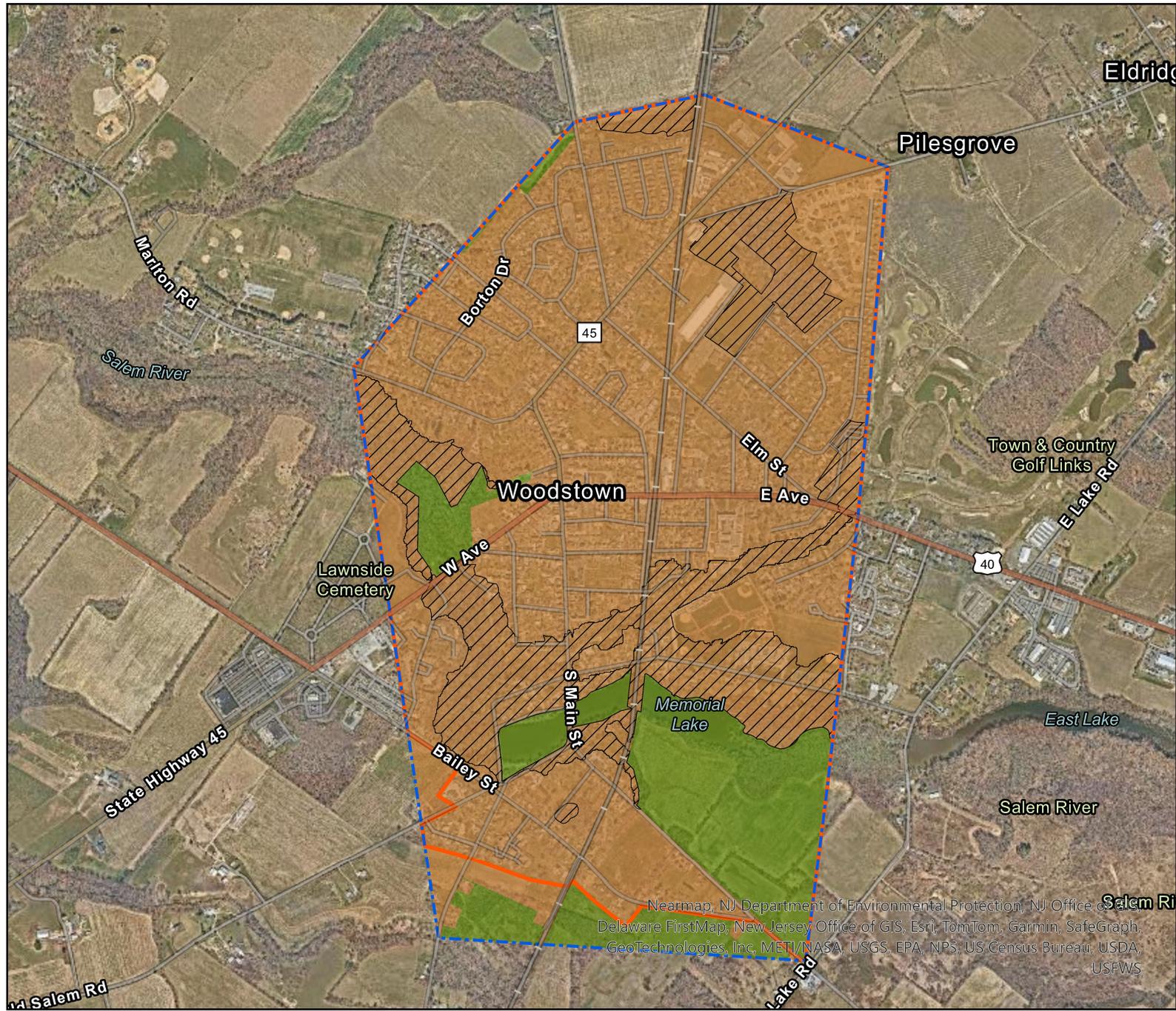
Nearmap, NJ Department of Environmental Protection, NJ Office of GIS,
 Delaware FirstMap, New Jersey Office of GIS, Esri, TomTom, Garmin, SafeGraph,
 GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA,
 USFWS



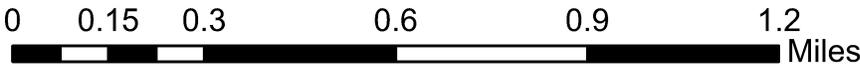
Planning_areas -existing

- Metropolitan Planning Area
- Suburban Planning Area
- Fringe Planning Area
- Rural Planning Area
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- Env. Sensitive Planning Area
- Env. Sens./Barrier Isl. Pl. Area
- Parks & Natural Areas
- Hackensack Meadowlands
- Water
- Military Installations
- Natural_Color_2023

Proposed State Plan Policy Map for Borough of Woodstown, Salem County



Nearmap, NJ Department of Environmental Protection, NJ Office of Planning, Delaware FirstMap, New Jersey Office of GIS, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



- Woodstown Boundary
 - Center - proposed
 - CES -proposed
- Planning Areas -proposed**
- Metropolitan Planning Area
 - Suburban Planning Area
 - Fringe Planning Area
 - Rural Planning Area
 - Rural/Env. Sensitive Pl. Area
 - Env. Sensitive Planning Area
 - Env. Sens./Barrier Isl. Pl. Area
 - Parks & Natural Areas
 - Hackensack Meadowlands
 - Water
 - Military Installations
 - Natural_Color_2023

Summary of Proposed Map Amendments

Planning Area	Label	Existing Acreage	Proposed Acreage	Change in Acreage
PA 4	Rural	1,034.31	872.21	-162.10
n/a	Open Space/Park	0.00	162.10	+162.10

Center Designation	Past Acreage	Proposed Acreage	Change in Acreage
Town Center	1,034.31	973.18	-61.13
Critical Environmental Sites (CES)	0.00	197.78	+197.78

STATE PLAN GOALS REVIEW

Economic Development Goal: Promote Economic Growth that Benefits all Residents of New Jersey

The Borough is constantly working to promote viable economic development utilizing a mix of commercial and office redevelopment and new development. The designation of Woodstown as a Town Center is essential to facilitate redevelopment and rehabilitation of existing development. Currently the Woodstown-Piles Grove Business Association has set a goal of promoting and maintaining existing business and strengthening economic growth while preserving our community's way of life. The Borough is the center for economy in northern Salem County and the retention and expansion of existing businesses. Specifically, the Borough has three different redevelopment areas which will essentially eliminate the only depressed properties in the downtown section of town. The redevelopment of these properties will enhance the existing economic base and promote sustainable growth by adding new businesses to this dynamic community.

Housing Goal: Provide an Adequate Supply of Housing for Residents of All Ages and Incomes in Communities of Their Choosing That Meet Their Needs and Offer Ready Access to the Full Range of Supportive Goods and Services

The Borough prepared a Housing Element in 1989, but not a Fair Share Plan. The Borough has engaged in rehabilitation activities that have assisted over 78 homeowners since 2002. The Borough opted to prepare a Housing Element and Fair Share Plan for its cumulative obligation and submit it to COAH prior to the December 2005 extended certification deadline. The Housing Element and draft Fair Share Plan were submitted to COAH, however, a Mount Laurel complaint was also filed against Woodstown in 2005. The Borough worked with the courts to devise an affordable housing zone, however this has just recently seen developer interest.

In a good faith effort to meet its affordable housing obligation, the Borough has been diligently pursuing various avenues that will result in affordable housing opportunities in the Borough in a manner consistent with sound planning and in harmony with the Borough's land use goals. The Borough of Woodstown aims to address its fair share obligation by providing opportunities for affordable housing within the Borough.

In the coming years, the Borough hopes that redevelopment will bring additional jobs, and retain a broad spectrum of housing types and income levels.

In the PIA (item D10), the Borough has committed to adopting a new Housing Plan/Element.

Infrastructure Goal: Economic Opportunity through Nation Leading Infrastructure

Traffic

The Borough has an issue with traffic on U. S. Route 40 especially during the summer months since Route 40 is a major arterial highway which connects the metropolitan DC area to the Jersey Shore. The route also serves as a major truck shipping route to Vineland and Cumberland County. The Borough feels that street infrastructure should be assessed. A by-pass has been discussed in the past, however there should be a study done of the Route 40 corridor and the key intersection with State Route 45 at the center of the downtown. The impacts from Route 40 include noise, traffic, and air pollution. A by-pass is an option that the Borough feels should be looked into, because it will promote workability and quality of life in the downtown, however, it could impact the businesses in the downtown negatively.

Sewer

The Woodstown Department of Public Works is responsible for the sewage treatment in the Borough. The Woodstown Sewerage Authority Treatment Facility is located on West Avenue and discharges into the Salem River. According to the Borough Engineer (Sickles & Associates), Woodstown Sewerage Authority (WSA) operates and maintains the sanitary sewer collection system and the wastewater treatment plant. The wastewater treatment plant has a permitted capacity of 0.530 MGD and the treatment plant currently has a 12-month rolling average flow of 0.330 MGD. The remaining 0.200 MGD (200,000 gallons per day) is available for development within the NJDEP mapped Sewer Service Area on the Salem County Water Quality Management Plan (WQMP). Individual areas of the collection system would have to be specifically evaluated at the time that projects are in planning and development to ensure conveyance capacity is available. If conveyance capacity is needed for a particular project, the WSA will identify those needs and coordinate with or provide direction to the developer regarding the improvements required to serve a specific project.

Water

The Woodstown Water Department is charged with providing potable water to the Borough's residents. The Water Department will seek an increase water allocation permit in conjunction with the new Plan endorsement petition. The water supply is from supply wells drilled into the aquifer. According to the Borough Engineer (Sickles & Associates), Woodstown has sufficient Water Supply Firm Capacity for development of the remaining parcels within the municipal boundaries of the Borough and for development within the currently mapped Woodstown Sewerage Authority's Sewer Service Area. The Woodstown water system has a firm source capacity of 1.980 million gallons per day (MGD), a monthly limit of 19.0 million gallons, and a yearly limit of 174.1 million gallons as noted by the New Jersey Department of Environmental Protection.

The Borough's current water usage peaks are as follows:

Daily Demand Peak	0.503 million gallons per day
Monthly Demand Peak	14.742 million gallons per month
Yearly Demand Peak	131.100 million gallons per year

The most restrictive of the water limits is the yearly demand, which leaves a remaining capacity of approximately 0.1178 million gallons per day, where:

$$\begin{aligned} \text{Remaining Annual Water Supply Capacity} &= (174.1 \text{ MG} - 131.1 \text{ MG}) / 365 \text{ days} \\ &= 0.1178 \text{ MGD average water demand} \end{aligned}$$

The current annual peak leaves the Borough with 117,800 gallons per day available for development. The Borough Water Department continues to repair and upgrade its facilities (mains, wells, tanks, and water treatment plant) regularly to ensure its capability to serve its customers. If water distribution capacity is needed for a particular project, the Borough Water Department will identify those needs and coordinate with and provide direction to the developer regarding the improvements required to serve a specific project.

Recreation

The Borough has invested in the maintenance and enhancement of the recreational facilities within the Borough. Marlton Park was a step towards serving the larger community of Woodstown-Pilesgrove and is managed by the Pilesgrove-Woodstown Recreation Association. There are 47 acres which with the Borough manages including Garrison Memorial Park, Bailey Street Park, the 21- acre Memorial Lake, as well as natural lands along the Salem River. There is a network of five miles of roadway bicycle paths which connect schools, neighborhoods, businesses, and recreation facilities.

Revitalization and Recentering Goal: Revitalize and Recenter the State's Underutilized Developed Areas

The Borough of Woodstown is an historic town in the middle of the agriculturally intensive Township of Pilesgrove. The designation of a Town Center in Woodstown stands to benefit not only the Borough, but also the surrounding farming communities which depend on Woodstown as a commercial and social hub. The Borough has recently undergone redevelopment efforts to revitalize areas in need of redevelopment to stimulate economic, social, and environmentally conscious growth. The designation of Woodstown will not in essence change Woodstown because regardless of whether it is designated Town Center or the designation has run out it is still the hub of northern Salem County and will continue to function as such. Woodstown's downtown and recreational amenities typify the idea a vibrant center.

Climate Change Goal: Effectively Address the Adverse Impacts of Global Climate Change

The Borough has recently undertaken two significant storm sewer studies where it has prepared schematic designs and estimates of probable cost for improvements intended to mitigate stormwater drainage problems. The Borough is now looking to implement those improvements in the medium term, subject to available funding. These improvements will reinforce the Borough's resilience to ever increasing intensity of rainfall that has been observed and associated with global and regional changes to the climate.

As this is a new SDRP goal, OPA will be developing new guidance in the coming months and years. For the time being, the Borough has committed to several relevant items in the PIA, including C1 (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.), C2 (Review and update the Flood Damage Protection Ordinance with the current NJ Model Ordinance (revised 2020) at in order to stay compliant with NFIP),

and C3 (Review the Blue Acres Program and see if it might be an option for the non-mitigated repetitive loss properties in the community.). Also relevant is M1 (Update the Community Facilities Plan with consideration to climate vulnerabilities.).

Natural and Water Resources Goal: Protect, Maintain, and Restore the State's Natural and Water Resources and Ecosystems

The Borough of Woodstown has taken measures to preserve and protect the natural resources in the Borough.

Among its natural assets is the Salem River, which is the most prominent and most valuable resource in the Borough. The Salem River essentially bisects the Borough from east to west, and it serves as a fairly wide existing natural greenway. The combination of wetlands, open water, and steep slopes in this area create a unique and important value to the area. The quality of life in the Borough may in fact be attributed to this comparably large area of the Borough being environmentally sensitive. This area is also home to the Habitat of a Bald Eagle towards the eastern part of the Borough.

At present, the Borough has approximately 50 acres of permanently preserved lands; 7 acres of which are for active recreation sites. The Conservation Zoning (CONS) and Conservation Residential (CR) zoning perpetuates the goal to conserve the State's natural resources and systems.

The Borough has agreed to amendments to the State Plan Policy Map which serve this goal. The majority of the municipality will remain in Planning Area 4 (Rural), the intent of which includes maintaining the environs as large contiguous areas of farmland/open space/forested areas, enhancing habitats and sensitive lands, and accommodating growth in Centers. Approximately 162 acres of land currently in Planning Area 4 will be mapped as "Parks, Open Space, & Natural Areas," the intent of which includes protecting critical natural resources and incentivizing connection of these areas to systems of open lands. Approximately 198 acres within Planning Area 4 will be designated as Critical Environmental Sites (CESs), which serve to identify discrete natural resources for protection and enhancement.

Pollution and Environmental Clean-Up Goal: Protect the Environment; Prevent and Clean Up Pollution

The Borough of Woodstown is actively pursuing the redevelopment of the several sites in the Borough to promote the goal of protecting the environment and cleaning up pollution. The Borough has its own Sewer Service and solid waste management facility. The walkability of the Borough reduces the vehicle miles traveled for in town residents. The 2019 Master Plan recommends the Borough evaluate and encourage potential locations for electric vehicle charging stations in parking lots, possibly in the municipal parking lot located behind the Borough Hall. The 2019 Master Plan also recommends that the Borough look into adopting sustainability ordinances and programs that would green the municipality and make it more storm resilient. Some examples would be the integration of green infrastructure such as infrastructure to capture rainfall; cool buildings and pavement; vegetated mid-block bump-outs & crossings on municipal roads, vegetated corner bump-outs on municipal roads, tree trenches and perforated stormwater pipes, green stormwater planters, permeable concrete, permeable pavers, street-side swales, green roofs, downspout disconnection, rain gardens, rainwater harvesting, etc.

Historic and Scenic Resources Goal: Protect, Enhance, and Improve Access to Areas with Exceptional Archeological, Historic, Cultural, Scenic, Open Space, and Recreational Value

Historic Preservation

The Borough of Woodstown has a rich and diverse history. The preservation of Historic Buildings and culturally important areas in the Borough is a goal that has been actively pursued by the Borough. The Borough established its Historic District in 1986 and is overseen by the Woodstown Historic Preservation Commission. The Historic Preservation Commission regulates façade and structural changes to buildings within the historic district and advises property owners on a building's architectural and historic significance. In 2019, the Borough expanded its Historic District with the adoption of Ordinance 2019-6.

Open Space, Recreational and Scenic Area Preservation

The Borough previously had an Open Space Advisory Committee which outlined the Open Space Goals for the Borough that are still being followed today:

- Maintain and enhance the scenic beauty and rural character of Woodstown
- Protect and improve the quality of surface water throughout the Borough, and the water quality and overall ecological health of the Salem River Corridor
- Protect the ground water supply of the Borough and adjoining communities through preservation of high water shed recharge areas
- Foster preservation of wetlands, remaining woodlands, grasslands, and fields in order to maintain Woodstown's biodiversity
- Preserve and enhance the historical resources in the community
- Expand the Borough's park system and create new active and passive recreational opportunities
- Support the community's need for safe multi-modal circulation through the addition of walking paths and biking trails

The Borough completed an Open Space and Recreation Plan done by the DVRPC in 2006 which identifies the areas in the Borough which the township should focus efforts in preservation. The Open Space Committee successfully aided the Borough in completing the protection of a greenbelt through the Borough. Additionally, the Borough donated an approximately 4 acre parcel for the purpose of a community garden as part of the Future Farmers of America organization, to the School District. As part of ongoing efforts, the Borough's Environmental Advisory Council is identifying areas that are open space but not accessible to the public. The Borough is interested in making all open spaces areas accessible for use by the public for passive and/or active recreation.

Equity Goal: Implement Equitable Planning Practices to Promote Thriving Communities for all New Jerseyans

As this is a new SDRP goal, OPA will be developing new guidance in the coming months and years. For the time being, the Borough has committed to several relevant items in the PIA, including N1 (Develop a municipal Environmental Justice Plan.). Because the Equity Goal is conceptualized as a crosscutting goal, opportunities to integrate the promotion of equity in planning will be pursued in future biennial reviews.

Comprehensive Planning Goal: Foster Sound and Integrated Planning and Implementation at all Levels Statewide

The Borough will utilize their Plan Endorsement to assist in the advancement of public safety, accessibility

to downtown for all residents, improvement of sustainability initiatives, historic district improvements and active and passive recreational opportunities throughout the Borough.

PLAN IMPLEMENTATION AGREEMENT

The Borough of Woodstown formally approved the PIA on September 24, 2024 via Resolution No. 2024-98. See attached PIA.

STAFF RECOMMENDATION

Based on the work the Borough of Woodstown has supplied, actions taken to date, and tasks committed to complete, it is OPA's recommendation that State Planning Commission to adopt the Resolution for Plan Endorsement.

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Borough of Woodstown Plan & Implementation Agreement

#	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 your planning efforts, ordinance adoption and other accomplishments form the PIA.	Planning Board and governing body	OPA	Continuous, see comments.	First year = Annual Report then Biennial Reports for the next 8 years on PIA action status.
A2	Administrative	*	After adoption, the municipality shall submit any new or modified land use ordinance or other planning documents to OPA.	Planning Board and governing body	OPA	Include in biennial report.	
B1	Public Info & Community Engagement		Begin participating in the Sustainable Jersey program by engaging a Green Team and recruiting capable volunteer residents and others to support actions committed to by the municipality.	Governing body, Green Team	OPA, SJ	ongoing	Is community currently registered with Sustainable Jersey? Certified? (check report for list of actions completed.) Many PE actions could be undertaken by a Green Team and gain significant points for Bronze or even Silver certification and maybe even a Gold Star. If no Green Team, could an environmental Commission or equivalent serve?
B2	Public Info & Community Engagement		Many actions would benefit from public engagement including 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 to recruit short and long-term public engagement, sharing information/goals, highlighting opportunities for participation, volunteerism and meaningful involvement in community planning and decision making.	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	Year 1 and 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.
B3	Public Info & Community Engagement		Consider uploading municipal codes to Ecode360 or equivalent searchable online storage system	Governing Body with Clerk			Access to ordinances creates a better informed and engaged citizenry and assists professionals and volunteers when working for the city.
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.	All municipal hands should be engaged.	OPA, SJTPO, SJ	1-4 years	Municipality will review its existing data, maps, HMP Annex and assessments and compile any additional data into an assessment and strategy to satisfy the requirements for the CCRHVA in the MLUL per NJDEP. Expand on the local annex to the county HMP to include climate impacts for temperature, precipitation, flooding, heat island, and vulnerability of public and private potable wells, pump stations and wastewater treatment. o Identify and document any utility sites, facilities, equipment, conveyance piping, overhead utility lines, etc. that may be vulnerable to climate impacts or other environmental hazards. o Confirm the condition and capacity of these utility sites, facilities, equipment, etc. o DEP strongly advises against new utility development in areas identified as vulnerable to natural hazards in current and projected condition. Findings from the CCRHVA should guide strategies and actions to increase resilience and reduce risk moving forward.
C2	Climate Resilience Planning	*	Review and update the Flood Damage Protection Ordinance with the current NJ Model Ordinance (revised 2020) at in order to stay compliant with NFIP.	Planning Board and governing Body	DEP	1-4,	Date of Flood Loss ordinance? (Ecode360) NJDEP updated the model ordinance in December 2020 to be compliant with NFIP. The model ordinance provided by NJDEP can be found at https://www.nj.gov/dep/floodcontrol/modelord.htm
C3	Climate Resilience Planning		Review the Blue Acres Program and see if it might be an option for the Non-mitigated repetitive loss properties in the community.	Governing Body	DEP, OEM, FEMA		Check HMP for # Repetitive loss properties and Severe Repetitive Loss property, # NFIP properties; # claims etc.
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. Consider approving incentives for using innovative roofing alternatives and materials.	Planning Board and governing Body	OPA, NJDEP technical assistance	1-3 years	Sustainable Jersey points and support

D2	Land Use	*	Review and update Master Plan and all associated elements to consider climate resiliency and socially vulnerable populations.	Planning Board and governing Body	DEP, Sustainable NJ	1-4 years after CCRHVA	Sustainable Jersey points and support. Address MLUL requirements, address vulnerabilities and build on strategies identified in CCRHVA. Items G2, I1, and M2 compliment this action.
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 and 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 and governing body	DEP (Bureau of Climate Resilience Planning)	1-3 years After CCRHVA (years 3-6)	The municipality follows all regulations set forth by the NJDEP with regards to flood hazard area regulation, wetlands, etc. It does not site or recommend siting any affordable housing projects within a flood zone or a hazardous area.
D4	Land Use		Consider adopting an Accessory Dwelling Unit (ADU) Ordinance in residential zones	Planning Board	OPA/SJ		
D5	Land Use		Update the Open Space & Recreation Plan (OSRP). Explore open space and recreation opportunities with the State and County. Explore purchases of additional properties for active recreation, preservation and flood protection.	Work with County	Green Acres Funding and County as applicable.	1-3 years after CCRHVA	Petitioner will work closely with Green Acres, local advisory committee, County, County Improvement Authority and property owners to negotiate the purchase of properties to be permanent open space. Expand corridors of open space a natural features to support habitat connectivity and adaptation to changing conditions.
D6	Land Use	*	Add appropriate Overlay Zones to Zoning Ordinance/Map.	Planning Board and governing body	County	Ongoing. Up to 6 years after Plan Endorsement	The municipality's zoning ordinance should be updated to include overlays that address stormwater management, aquifer recharge, steep slopes, 100 year and 500 year flood zones and critical habitat and habitat corridors. This includes a CES overlay for structures in the 100 year and 500 year flood zone and environmentally sensitive areas (ESA).
D8	Land Use		Develop a Vacant Land Inventory and identify any unoccupied structures that would lend themselves to affordable housing. & for economic development	Governing body, planning board	DCA, OPA, DEP		
D9	Land Use	*	Adopt a Housing Plan/Element If not in place	Govering Body/Land use Board		3-6 years	
D10	Land Use		It is recommended that municipality consider going to the courts for a fair Share Housing Judgement of Compliance and Repose.	Governing Body/Land Use Board			
E1	Energy	*	Public EV charging infrastructure feasibility and supporting ordinances	Planning Board, Governing Body & Green Team	BPU, DEP, SJ possible \$\$	1-2 years	Sustainable Jersey points and support
E2	Energy	*	Make your town EV Friendly (choose 3) *update zoning ordinances to require pre-wiring for EV chargers as part of a redevelopment plan or for a specific zone(1-2 yrs.) *Adopt a PEV ordinance to include regulation and 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 education on PE and EVSE(1-2 yrs.) *Incentivize EV ready by reducing or waiving permit fees and providing recognition for businesses/entities that do it (2-3 yrs.) *Commitment from 3 or more partners for workplace or multi-family chargers (2-5 yrs.).	Planning Board, Governing Body & Green Team	BPU, DEP, SJ possible \$\$	(Endorsed communities must do at least 3.)	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 provides funding for municipal energy audits: (http://www.njcleanenergy.com/commercial-industrial/programs/local-government-energy-audit/local-government-energy-audit)	Timeline as provided PE guidelines (2 years with phasing)	
E4	Energy	*	Energy Tracking & Management - establish energy use baselines, tracking, mgt & reporting systems	Governing Body		Year 1	https://www.sustainablejersey.com/actions/#open/action/482
E5	Energy	*	Greening the municipal fleet: • Fleet Inventory and target for green fleet conversion.	Governing Body	Sustainable Jersey points and support	must do within 3 years	
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	BPU, DEP, SJ possible \$\$	1-3 items within 6 years	Sustainable Jersey points and support
E7	Energy		Implement energy efficiency measure for facilities as considered Susatainable Jersey	Governing Body	BPU, DEP, SJ possible \$\$		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	BPU, DEP, SJ possible \$\$	recommended	Sustainable Jersey points and support
E9	Energy		Greening the municipal fleet: • purchase electric vehicles to achieve 20% reduction in fuel use w/in 4 years .	Governing Body	BPU, DEP, SJ possible \$\$	must initiate by yr. 2 (can be multi-year)	Sustainable Jersey points and support
E10	Energy		Municipality should investigate State grant opportunities for the installation of publicly accessible electrive vehicle charging stations in the downtown area.	Governing Body & Green Team, (if applicable)	BPU, DEP, SJ		
F1	Conservation	*	Tree Protection Ordinance , Tree Risk Assessment Plan as needed. Consider NJUCG accreditation	Planning Board, Governing Body & Green Team	DEP - Bureau of Sustainability; NJDEP Parks and Forestry; NJ Forest Fire Service; Sustainable Jersey	2-3 years	Compare to Woolwich (https://ecode360.com/14140851) or Haddonfield (https://ecode360.com/10200060). Also, NJDEP Urban and Community Forestry guidelines are here: https://www.state.nj.us/dep/parksandforests/forest/community/Information_for_Municipalities.html
F2	Conservation	*	Adopt a wellhead protection ordinance in addition to the Environmentally Critical Area protection with specifics to protect water quality and public health.	Planning Board, Governing Body & Green Team	DEP	2-3 years	Sample provided
F3	Conservation	*	Develop and adopt a Water Conservation Ordinance that is mutually agreeable to the Township and DEP	Planning Board, Governing Body & Green Team	DEP	2-3 years	Sample provided
F5	Conservation		Review and update as necessary the Natural Resource Inventory, including climate change observations and concerns as they are relevant. DEP can assist with identifying what to update.	Planning Board, Governing Body & Green Team	DEP	1-3 years after CCRHVA	Incorporate findings from the CCRHVA, and CES overlays as appropriate.
F6	Conservation	*	Review and update as necessary the inventory of contaminated sites, identify if any of these Known Contaminated Sites (KCS) are within the proposed center and/or are vulnerable to climate change.	Planning Board, Governing Body & Green Team	DEP	1-3 years After CCRHVA	Review and update with climate impact considerations, findings from the CCRHVA, and CES overlays as appropriate. The Township follows the mapping and inventory provided by the NJDEP.

G1	Transportation & Circulation	*	Adopt/Incorporate Complete and Green Streets policy and Implementation Plan into the Circulation Element of the Master Plan.	Planning Board, Governing Body & Green Team	NJDOT, SJ, SJTPO	3-6 years	Samples provided
G2	Transportation & Circulation	*	Create/Update the Circulation Element of Master Plan to address opportunities for shared parking, goods movement, improvements to bicycle and pedestrian access and transit, along with continued growth in the community. In particular, reduce congestion and ensure that non-vehicular transportation is encouraged.	Planning Board, Governing Body & Green Team	NJDOT, SJTPO	3-6 years	Municipality agrees to work on the Circulation Element.
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.	Governing Body, Planning Board, Municipal utilities authority	NJ American Water, County, DEP, American Rescue Plan	1-3 years after CCRHVA	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	*	Confirm that the County has submitted a WMP with a local Chapter and a new FWSA map pursuant to 7:15-4.2 (c)	County with municipal	NJDEP		
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.	Engineer, Governing Body and Planning Board	DEP and County	Ongoing	
I4	Infrastructure		Adopt an Impervious Surface Reduction Ordinance. Incorporate expected increases in precipitation and temperature related to adverse impacts of climate change into an impervious surface reduction ordinance. Include measures to manage stormwater on-site rather than as runoff ; Future redevelopment projects shall incorporate means to minimize and/or reduce new and/or existing impervious surfaces.	Governing body	NJDEP		
I5	Infrastructure/ Utilities	*	Initiate conversations with the county about a regional wastewater plant out o f the flood zone	Governing Body, Planning Board, Municipal utilities authority	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, OPA		Sustainable Jersey points and support
J2	Sustainability	*	Streamline zoning code and permitting requirements to encourage solar, wind and geothermal.	Planning Board, Governing Body & Green Team	DEP, BPU, SJ	3-6 years	Tied to Land Use Element update. Sustainable Jersey points and support
K1	Economic Development		Prepare an economic sustainability plan working regionally as appropriate.		County, OPA, , DEP, SJ		
L1	Historic Resources	*	Create/update Historic Preservation Inventory. Historic structures should be protected with enhanced stormwater management plans and flood minimization plans.	Governing Body	SHPO, County	Report on progress in biennial review	Review the NJ Historical Commission's (NJ Department of State) grant program at http://www.nj.gov/state/divisions/historical/grants . Work with SHPO to develop planning documents some guidance is provided at : https://www.nj.gov/dep/hpo/images/_MULT_DG_32_v2_ID14078r.pdf
M1	Planning	*	Update the Community Facilities Plan with consideration to climate vulnerabilities.	Planning Board	Technical assistance	3 years	
N1	Environmental Justice	*	Develop a Municipal Environmental Justice Action Plan		NJDEP	1-3 years after provision of guidance	Guidance from DEP forthcoming.