



NEW JERSEY OFFICE OF
PLANNING ADVOCACY

July 9, 2025

PLAN ENDORSEMENT RECOMMENDATION REPORT

**For Borough of Seaside Heights
Ocean County**

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 of our partner agencies, Borough of Seaside Heights, Ocean County, and members of the public. OPA will post this report and other materials related to the Township's 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.state.nj.us.

Documents submitted by Borough of Seaside Heights can be found here:

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

Master Plan, Examination Report, Zoning and Land Use Maps, etc.

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Introduction and Background

The Borough of Seaside Heights (hereafter Seaside Heights or Borough) in Ocean County received Town Center Designation on July 16, 2003, which was set to expire on June 30, 2020; however, the expiration had been extended through various extension approvals by the legislation, executive orders and/or State Planning Commission resolutions. Seaside Heights's Center designation expired on March 31, 2023.

According to the Borough's Municipal Self-Assessment (MSA) Report, Seaside Heights is seeking Plan Endorsement to remain committed to investing and improving the quality of the community for its residents and visitors alike. The Borough appreciates that Plan Endorsement will facilitate cooperation and coordination of planning activities with State agencies, Ocean County, and other local governments to ensure the best outcomes for the Borough's redevelopment and revitalization. The Borough seeks to Plan Endorsement to bring back its Town Center Designation.

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

Plan Endorsement Petition Process

The Borough of Seaside Heights initiated the Plan Endorsement process by attending a pre-petition meeting with OPA and our partner State agencies on March 3, 2020. The Borough established their Plan Endorsement Citizens Advisory Committee on November 3, 2021 via resolution no. 21-316. The MSA was authorized by the Borough of Seaside Heights via resolution no. 23-91 and submitted to OPA on March 2, 2023. OPA and respective State agency partners responded with an Opportunity and Constraints Report on July 20, 2023.

As part of the Plan Endorsement process, the Borough completed their Community Visioning sessions. The Borough held their sessions on May 5, 2023 and August 7, 2023. On October 18, 2023 the Seaside Heights Borough Council passed resolution no. 23-263 to adopt the Community Vision Statement. The Vision Statement is written from the perspective of a community member describing the current conditions of the Borough twenty years in the future:

In 2043, Seaside Heights is a thriving year-round community and family oriented seaside vacation destination after two decades of successful redevelopment and revitalization initiatives targeting land use, housing, transportation and circulation, utilities, community facilities and services, recreation and conservation, economic development, and climate sustainability and resiliency. After cooperative planning with the NJOPA and relevant state agencies to implement specific strategies and an action plan during the Plan Endorsement process, the Borough is a designated Town Center. (Seaside Heights Community Vision Statement, 1)

The Borough formally approved the Draft Plan Implementation Agreement (PIA) and Draft State Plan Policy Map Amendments on June 18, 2025 via Resolution no. 25-170. The PIA included items that OPA and our State agencies believe will achieve consistency with the New Jersey Development and

Redevelopment Plan (State Plan), as well as the updated Plan Endorsement Guidelines and amendments to the New Jersey Municipal Land Use Law, which address State priorities for environmental justice and climate resiliency respectively.

Planning Milestones and Chronology

Event(s)	Date	Notes
Master Plan	1979	readopted in 1985
Master Plan Reexamination Report	1996	
Town Center Designation	July 16, 2003	Expired March 31, 2023
Master Plan Reexamination Report	May, 2005	
Vision Plan	October, 2009	
Revitalization Plan	December, 2005	
Plan Endorsement – Prepetition Meeting	March 3, 2020	
Municipal Public Access Plan	April 3, 2021	
Hazard Vulnerability Assessment	March 4, 2022	
Municipal Self-Assessment	March 2, 2023	Resolution no. 23-91
Stormwater Management Plan	March 23, 2023	
Master Plan Reexamination Report	January 25, 2023	
Vision Statement	October 18, 2023	Resolution no. 23-263
Plan Implementation Agreement	June 18, 2025	Resolution no. 25-170

Location and Regional Context

According to the Borough’s MSA:

The Borough of Seaside Heights is a coastal resort community located on the Barnegat Peninsula, a narrow strip of land separating the Barnegat Bay and the Atlantic Ocean, in Ocean County, New Jersey. The Borough is bordered by Ortley Beach, a section of Toms River Township, to the north and by the Borough of Seaside Park to the south. The Atlantic Ocean and the Barnegat Bay border the Borough to the east and west, respectively.

Seaside Heights is connected to the mainland by Route 37, which crosses Barnegat Bay and connects to the Garden State Parkway. Route 35 runs north-south along the barrier island. The community is nearly centrally located between the major metropolitan centers of New York and Philadelphia, located approximately 90 minutes driving time from both cities.

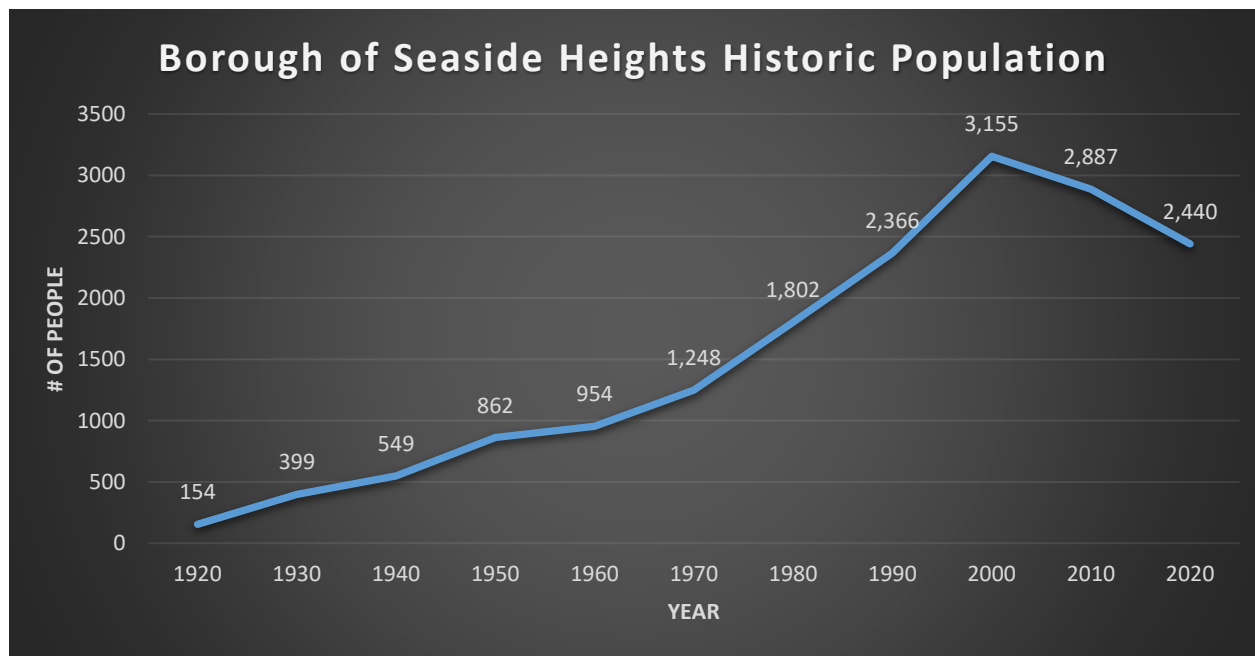
The Borough’s land area is approximately 0.6 square miles and is in the coastal zone subject to the jurisdiction of the New Jersey Coastal Area Facility Review Act (CAFRA)... The eastern side of the Borough is lined with sandy beaches along the Atlantic Ocean and developed with a boardwalk, complete with amusement piers, games, restaurants, and retail stores that serve as popular summer destination. The bayfront on the western side of the Borough has a swimming beach, fishing and crabbing, a variety of boating and water activities, a concession stand, and public bathrooms. Located centrally in the Borough, the Boulevard historically served as the downtown with restaurants and retail businesses. The remainder of the Borough is primarily residential, with a mix of single-family and multi-family homes, condominiums, and hotels.

	Borough of Seaside Heights	Ocean County
Land Area (Sq. Mile)	0.6	628.30
Population (Persons)	1992	659,197
Households	1,075	245,827
Average Household Size	1.9	2.7
Population Density (Persons/Sq. Mile)	3,227.1	1,049.2
Housing Units	2,807	296,757
Vacancy Rate	19%	60%
Median Household Income	\$58,988	\$84,464
Per Capita Income	\$39,295	\$42,910
Persons Below Poverty Rate	34.4%	10.3%
U.S. Census Bureau (2023). <i>American Community Survey 5-year estimates</i> . Retrieved from <i>Census Reporter Profile page for Ocean County, NJ</i> http://censusreporter.org/profiles/05000US34029-ocean-county-nj/ U.S. Census Bureau (2023). <i>American Community Survey 5-year estimates</i> . Retrieved from <i>Census Reporter Profile page for Seaside Heights borough, Ocean County, NJ</i> http://censusreporter.org/profiles/06000US3402966450-seaside-heights-borough-ocean-county-nj/		

Demographics and Seaside Heights's Future

According to Seaside Heights's MSA, the Borough has five populations, which include: year-round residents, off-season renters, second homeowners, visitors who may stay for a few days or weeks, and day trippers. Since the official date to report data to the United State Census Bureau is April 1, the U.S. Census only captures data only on the population whose year-round or off-season residence is in the municipality.

The Borough of Seaside Heights experienced a decline in year-round residents of 4.8% from 2000 to 2010 and 17.7% from 2010 to 2020.



The North Jersey Transportation Planning Authority forecasts the Borough of Seaside Heights to have a population of 3,468 persons by 2050.

Infrastructure

Water and Sewer



The Borough owns and operates the public water and sewer system and is not subject to the jurisdiction and regulations of the New Jersey Board of Public Utilities (NJBPU). The Municipal Water System obtains water from four wells located on the western side of the Borough referred to as Well #5, Well #6, Well #2, and Well #7 that source groundwater from the Piney Point and Kirkwood-Cohansey aquifers. In total, approximately 317 million gallons are taken from these aquifers each year.

The sanitary sewer network connects to the Ocean County Utilities Authority treatment plant in Bayville, New Jersey. A majority of the water and sewer infrastructure in the Borough is at least 50 years old and is in need of repair or substantial maintenance.

Transportation and Circulation

The Borough had a total of 12.52 miles of roadways, of which 5.20 miles are maintained by the Borough, 6.39 miles by Ocean County and 0.93 miles by the NJ Department of Transportation.

New Jersey Transit and the Ocean County Department of Transportation Services Ocean Ride System currently provide public transportation in the Borough. The New Jersey Transit Bus System runs seasonal service from Seaside Heights to Newark, Jersey City, and the Port Authority in New York City. These routes also stop in the Toms River area and several other municipalities. Ocean Ride is a local transportation system that provides bus service from Seaside Heights to central hubs including the Ocean County Mall, the Ocean County Government Complex, the Toms River Walmart, and Community Medical Center.

Route 35 is a Coastal Emergency Evacuation Route serving the barrier peninsula between Barnegat Bay and the Atlantic Ocean and was reconstructed to a higher design standard after being damaged during Superstorm Sandy.

State Plan Policy Map

Borough of Seaside Heights 2003 Town Center Designation

In 2003, the State Planning Commission designated a Town Center within the Borough of Seaside Heights. The following map shows the 2003 designated Town Center (now expired) and Planning Areas.



[Current Designations and Mapping](#)

On March 31, 2023, the 2003 Center Designation expired. This expiration led to the removal of the center designation from the State Plan Policy Map. Planning Areas are not affected by Plan Endorsement/Center Designation expirations.

Proposed Mapping

The following map shows the proposed map amendment for the Seaside Heights portion of the State Plan Policy Map.



Summary of Proposed Map

Planning Area	Label	Existing Acreage	Proposed Acreage
Environmentally Sensitive	PA5	86.19	86.19
Environmentally Sensitive/ Barrier Island	PA5B	309.76	279.51
Parks and Open Space	Parks/Open Space	0	32.8
Center Designation	Expired Acreage	Proposed Acreage	Change in Acreage
Town Center	273.37	89.48	-183.89

State Plan Goals and Review

Goal #1: Revitalize the State's Cities and Town

Seaside Heights considers themselves to have thrived due to its dual role of shore tourism and a central city on a barrier island. The Borough's intent is to revitalize Boulevard to be a vibrant and thriving center with restaurants, stores, and higher-density residential development surrounded by lower density residential development and the recreational and cultural resources of the Borough. Boulevard and the Boardwalk will service as the Borough's primary locations of job opportunities.

Seaside Heights's Revitalization Plan provided a list of recommendations related to land use, circulation and parking, affordable housing, emergency assistance housing, environmental resources, recreation and open space, economic development, and urban design. The goal of the Revitalization Plan was to discover the many issues, concerns, and benefits of living in Seaside Heights and to suggest a framework and implementation strategy for improving quality of life in the Borough.

Goal #2: Conserve the State's Natural Resources and Systems

The Borough is in an Environmentally Sensitive Barrier Island Planning Area (PA5B). The coastlines and coastal waters are protected from overuse and uncoordinated development through the Coastal Area Facility Review Act (CAFRA), Green Acres Program, and local zoning.

The 2007 Water Resources Development Act authorized the construction of a beach fill with a berm and dune on the oceanfront beach using sand from an offshore borrow source with periodic nourishment. The unconstructed project later received funds from the Disaster Relief Appropriations Act following extensive damage in 2012 from Superstorm Sandy. The beach fill project was initially constructed in 2018 and will be replenished every 4 years for 50 years.

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

As part of the Borough's Master Plan, the Economic Plan Element considers all aspects of economic development and sustained economic vitality. The opportunity exists for Seaside Heights to be a true center of commercial and tourist-oriented development for the barrier island and adjacent communities. The focus of this opportunity would be along the boardwalk and Boulevard.

The Seaside Heights Business Improvement District (BID) is one of the few town-wide special improvement districts in New Jersey. The BID aims to improve the business climate, recruit new businesses, and help existing and new businesses to do well in the town.

As stated above, the Borough's Revitalization Plan provides a framework for economic development and incorporates implementation strategies.

Goal #4: Protect the Environment, Prevent and Clean Up Pollution

Seaside Heights has a proactive beach maintenance program that ensures that all fifteen blocks of public beach exceed a superior standard of cleanliness every day. The Borough encourages recycling by providing curbside pickup and a recycling center, open seven (7) days a week between Memorial Day and Labor Day and six (6) days a week the remainder of the year.

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

The school-aged children of Seaside Heights have the option to attend the Seaside Heights School District which is comprised of one elementary school called the Hugh J. Boyd Jr. Elementary School and offers grades preschool through 6th grade. Children in 7th grade through 12th grade attend the Central Regional School District in Berkeley Township.

The Borough is served by the Ocean County Library System - Upper Shores Branch, located to the north in the Borough of Lavallette.

The Seaside Heights Police Department provides community safety and law enforcement services. Fire Rescue is provided by the Seaside Heights Volunteer Fire Department, which has served the community since 1913. Emergency Medical Services are provided by the Tri-Boro First Aid Squad, a third-party non-profit corporation based out of Seaside Park. The Fire Department, Police Department, Department of Public Works, and Municipal Court are located at the Municipal Complex.

Goal #6: Provide Adequate Housing at a Reasonable Cost

According to the Borough's MSA, "The Borough of Seaside Heights has a unique housing situation where two government-sponsored low-income housing assistance programs are prevalent in the Borough, including the Residential Emergency Rental Assistance Program and Section 8 Housing Choice Voucher Program."

Goal #7: Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value

The Borough's Planning Board adopted a Municipal Public Access Plan (MPAP) that provides a comprehensive plan and lays out a vision for providing access to tidal waters and shorelines.

When the State House Commission approved the Borough of Seaside Heights and AFMV, LLC's application for Green Acres Program Major Disposal of Parkland for the reconstructive expansion of Casino Pier on June 30, 2016, the Borough gained ownership of the historic Dr. Floyd L. Moreland Dentzel/Loeff Carousal as part of the compensation package. The NJDEP Historic Preservation Office issued a Certificate of Eligibility on August 25, 2014 that determined the carousal, including its round enclosure built circa 1937, 10-sided carousal enclosure with at least 15 original paintings topping the center casing, 58 animals, and Wurlitzer organ, to be individually eligible for listing in the New Jersey and National Registers of Historic Places.

Goal #8: Ensure Sound, Integrated Planning and Implementation Statewide

Seaside Heights is pursuing Plan Endorsement in order to have consistency with the State's goals and policies and County plans. The Borough of Seaside Heights formally approved the Plan Implementation

Agreement (PIA) on June 18, 2025 via Resolution no. 25-170, which includes the Borough completing the items listed in a timely manner.

Planning and Implementation Agreement

The Borough of Seaside Heights formally approved the Plan Implementation Agreement (PIA) on June 18, 2025 via Resolution no. 25-170. See attached PIA.

Staff Recommendation

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

Borough of Seaside Heights 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 (CCRHA) that meets the requirements of the MLUL per P.L.2021, c.6.	All municipal hands should be engaged.	OPA, NJTPA, 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 CCRHA 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 CCRHA 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, contingent on DEP assistance	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, BCBC	1-4 years after CCRHA	Sustainable Jersey points and support. Address MLUL requirements, address vulnerabilities and build on strategies identified in CCRHA. Items G2, I1, and M2 complement 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 CCRHA (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 CCRHA	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	Governing Body/Land use Board		3-6 years	
D10	Land Use		It is recommended that municipality consider gworking with NJDCA to meet their affordable housing obligations.	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)	see NJTPA report
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 Sustainable 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 electric 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	3-5 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, NJTPA	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, NJTPA	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 of 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, NJTPA, 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.