



Township of Stafford Plan Endorsement Recommendation

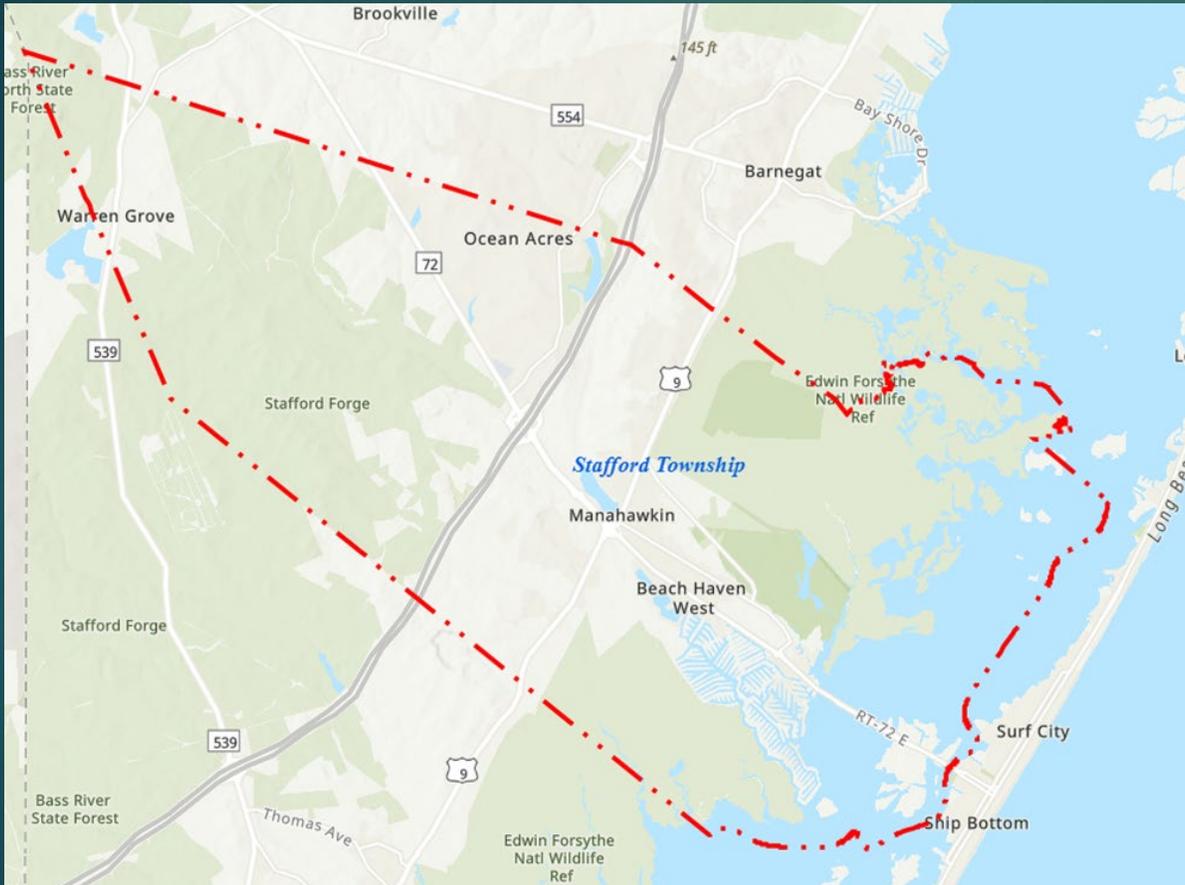
Presented to the

New Jersey State Planning Commission

August 3, 2022

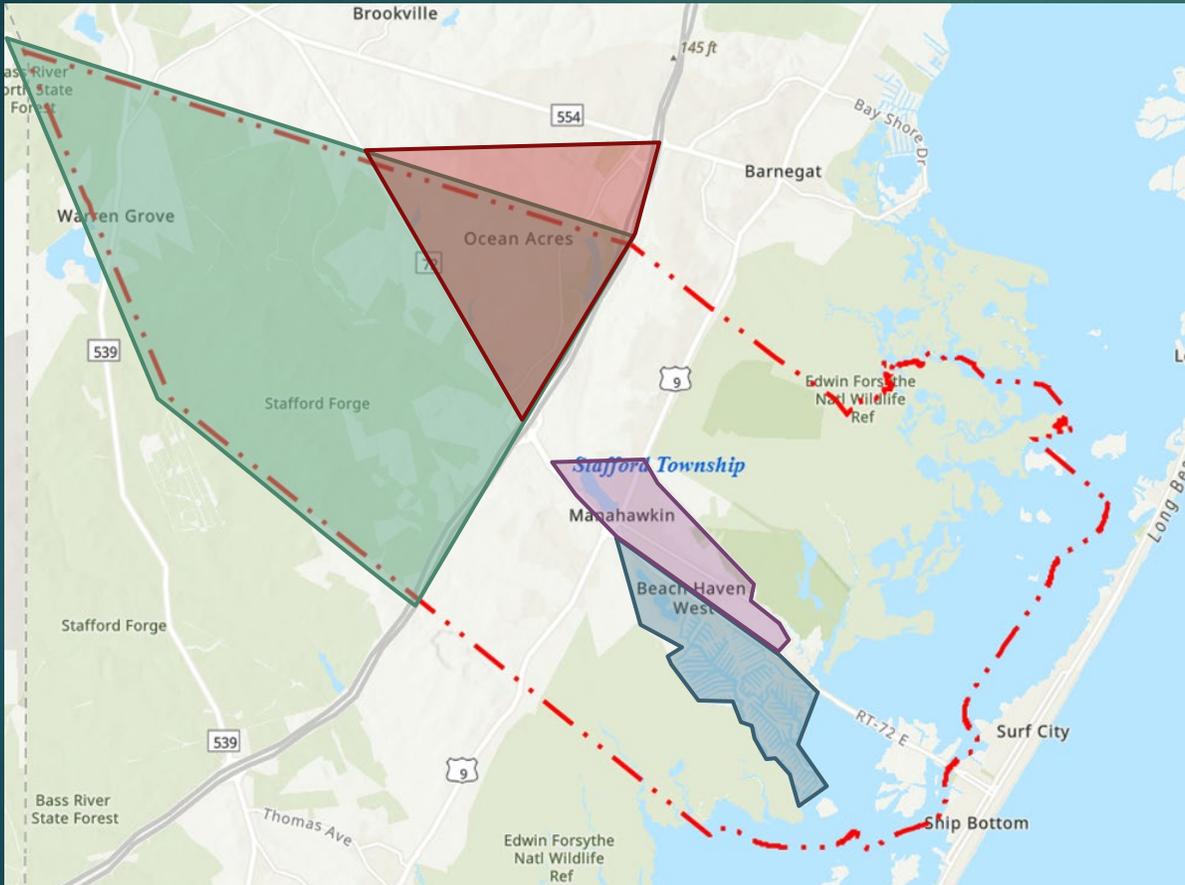
NJ Office of Planning Advocacy

Location & Regional Context



- Located in the southern section Ocean County.
 - 6th largest municipality in the County
- Approximately 54.8 square miles
 - 45.8 square miles of land
 - 9.033 square miles of waterways
- According to Stafford's Municipal Self Assessment:
"The Township serves as a gateway to Long Beach Island. Due to the Township's desirable location as a suburb of the metropolitan area and proximity to a seasonal tourism destination, development has steadily increased."

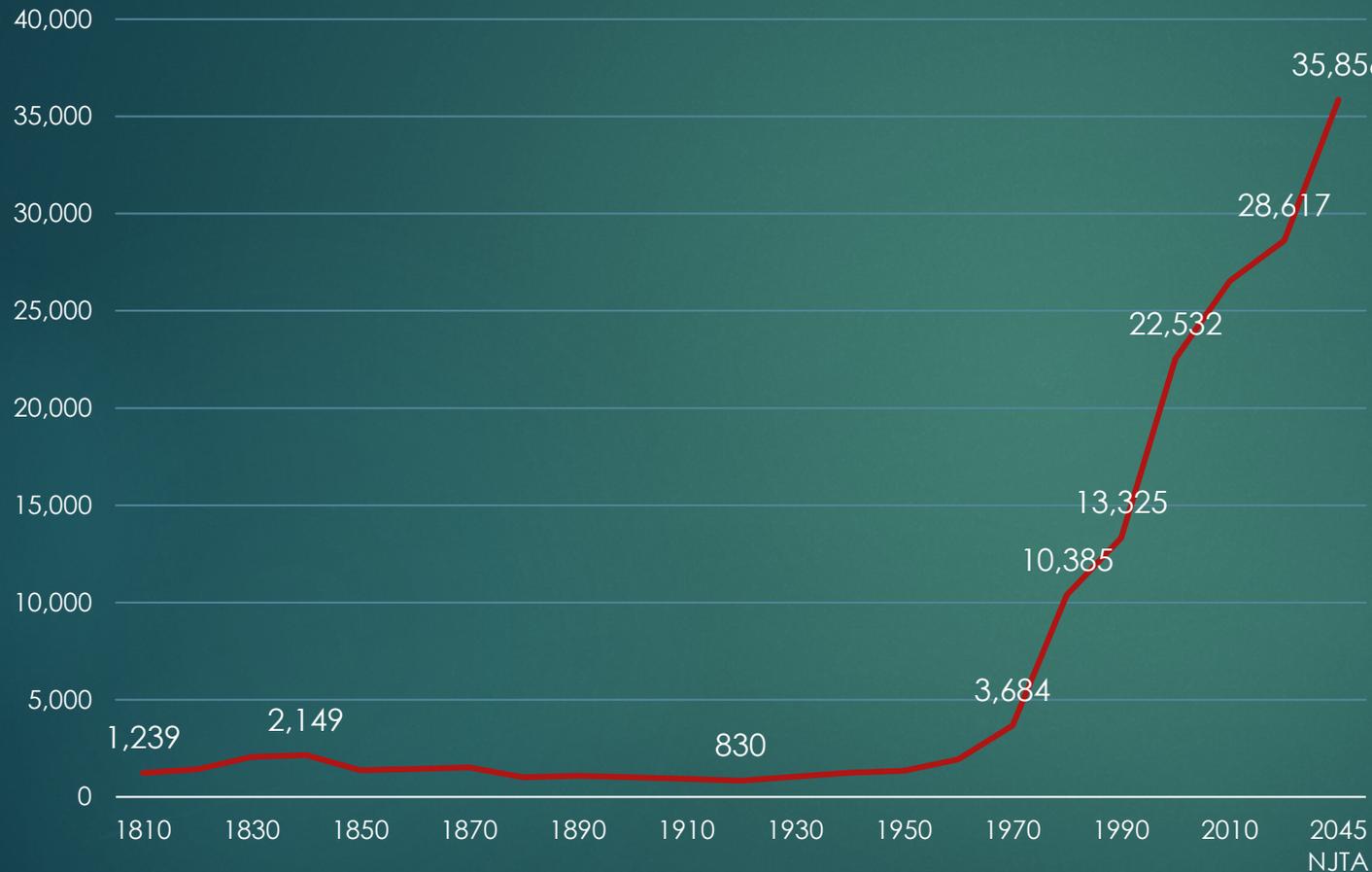
Location & Regional Context



- According to the State Plan Policy Map, 13,845 acres are depicted as Pinelands in the Township of Stafford.
- Communities within Stafford
 - Beach Haven West
 - Manahawkin
 - Ocean Acres (split between Stafford and Barnegat Township)

Demographics/Trends

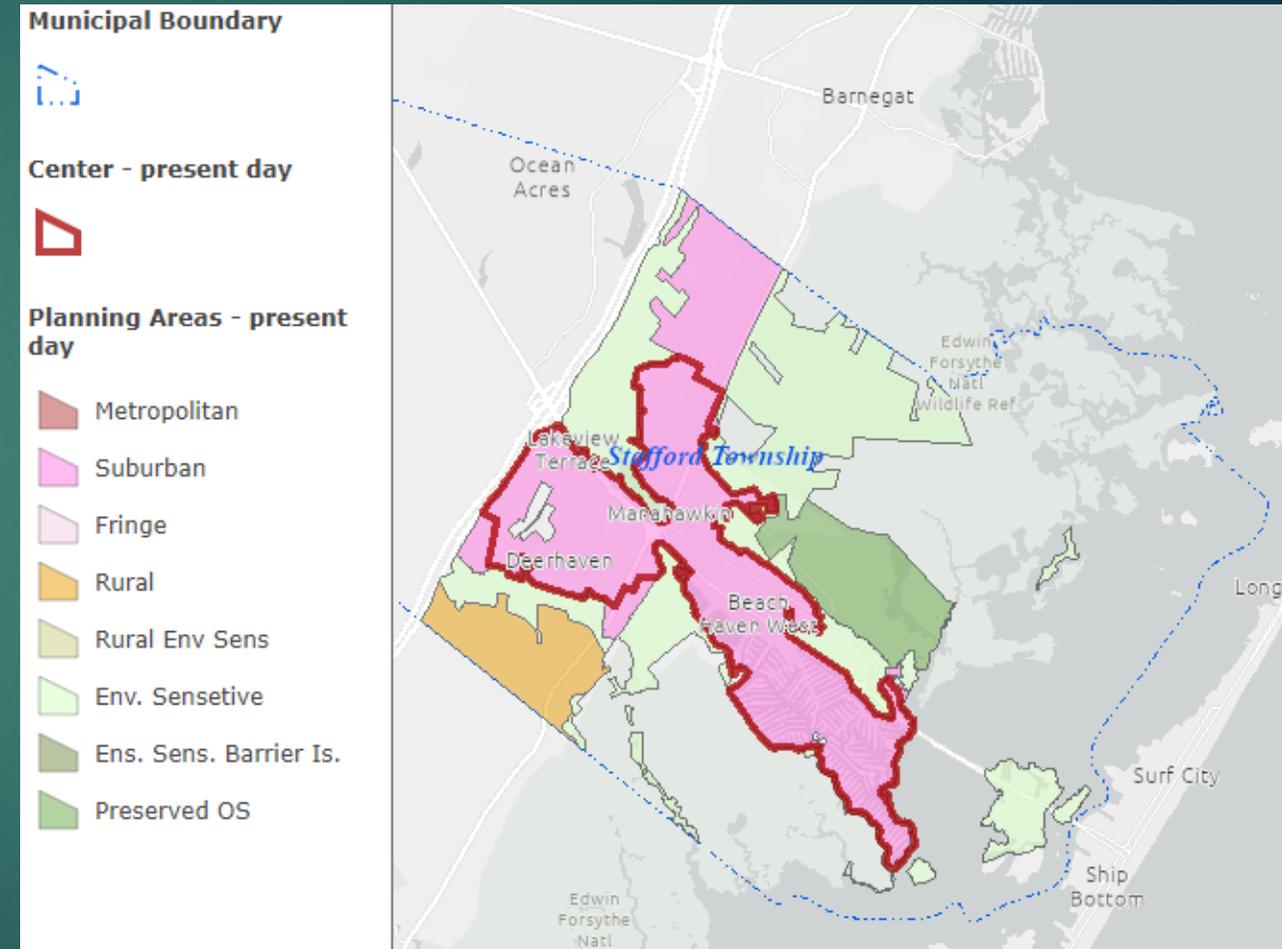
Population



- The population has been steadily growing since the 1950s.
- Stafford Township is one of twelve Ocean County municipalities that continues to see growth.
- The 2020 Census population estimate for the Township was 28,617, which is a 7.8% increase from 2010, which had a population estimate of 26,535.
- The NJTPA 2045 Population Forecast states that 35,856 is the expected number.

Plan Endorsement

- Township of Stafford received Regional Center designation by the State Planning Commission (SPC) on May 16, 2007.
- This designation was set to expire June 30, 2020.
- The expiration has been extended through various extension approvals by legislation, executive orders, and/or SPC resolutions.
- Stafford's primary reason for Regional Center designation renewal is that the Center designation will help the municipality by bringing together necessary entities to work together and make the Township a better community while supporting economic development, based off the already established commercial area in the Township.



Planning Milestones

Event(s)	Date
Natural Resource Inventory	2006
Master Plan	2007
Regional Center Designation	05/16/2007
Historic Preservation Inventory	2017
Master Plan	2017
Land Use Inventory Map	2017
Zoning Ordinance	2017
Hazard Emergency and Mitigation Plan/Ordinance	2018
Pre-petition Meeting	08/28/2019
Municipal Self-Assessment	05/25/2020
Climate Vulnerability Assessment & Resilience Plan	Ongoing
Zoning map and schedule	2021
Housing and Fair Share Plan	2021
Recreation and Open Space Inventory (ROSI)	2021
Vacant Land Inventory	2021
Traffic Circulation Element	2021
Sustainable Jersey Report	2022
Opportunity and Constraints Report	03/15/2022

Municipal Boundary

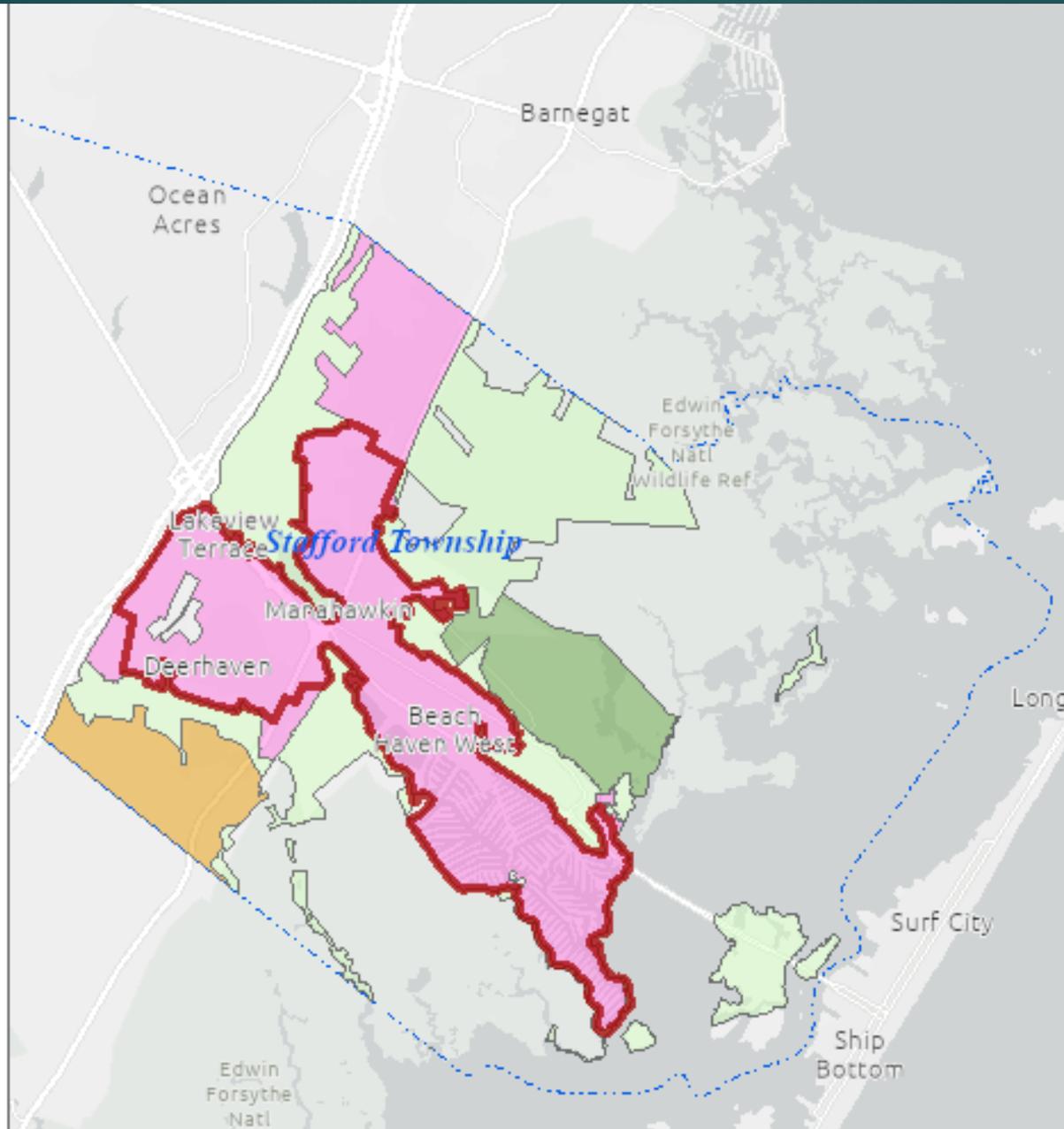


Center - present day



Planning Areas - present day

-  Metropolitan
-  Suburban
-  Fringe
-  Rural
-  Rural Env Sens
-  Env. Sensetive
-  Ens. Sens. Barrier Is.
-  Preserved OS



Existing Mapping

Proposed Mapping

Municipal Boundary



Nodes - proposed



Center - proposed



CEHS - proposed



Planning Areas - proposed

 Metropolitan

 Suburban

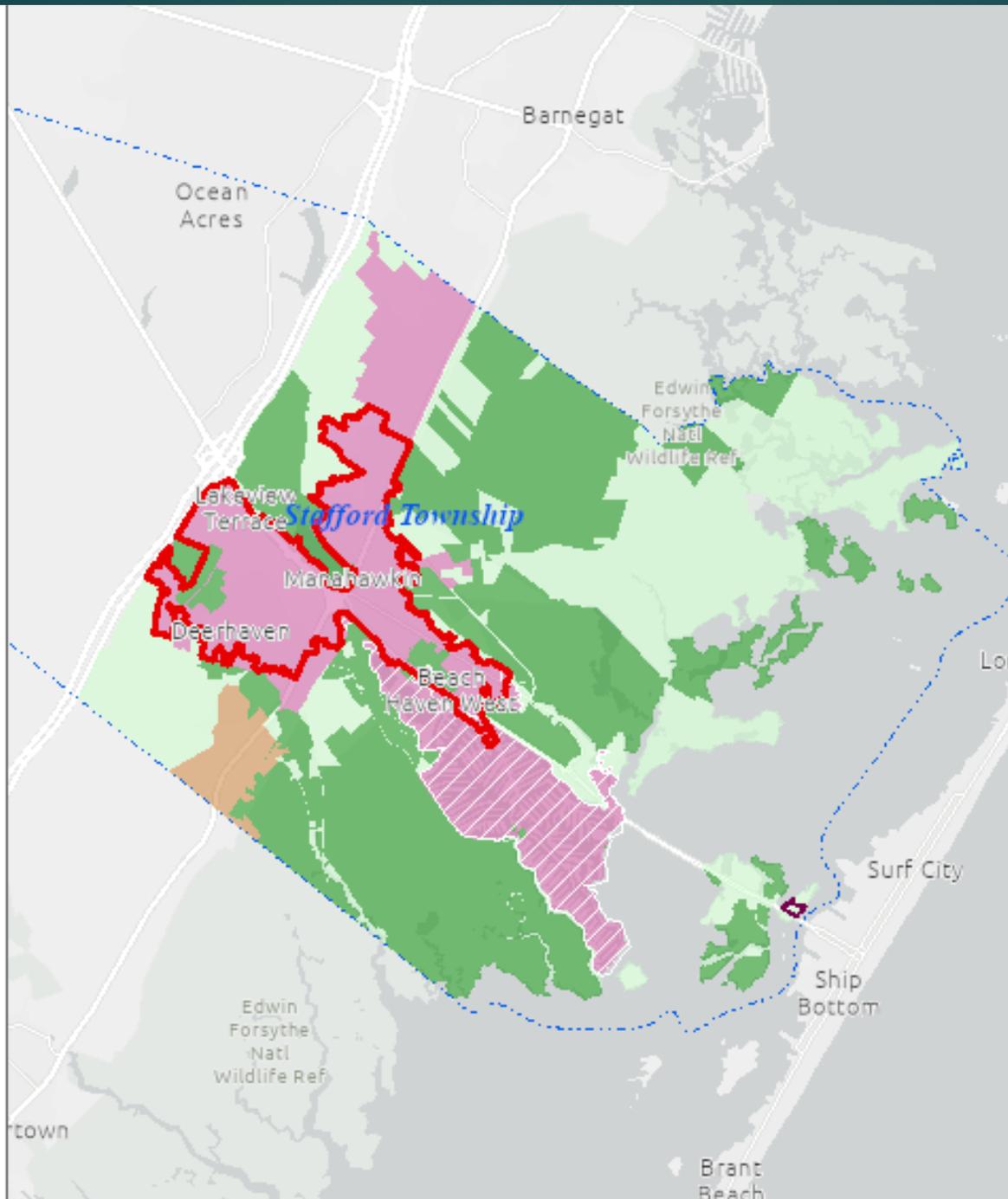
 Fringe

 Rural

 Rural Env Sens

 Env. Sensetive

 Env. Sens. Barrier Is.



Summary of Proposed Map Amendments

Planning Area	Label	Existing Acreage	Proposed Acreage
PA 2	Suburban	4,473.84	3,977.94
PA 4	Rural	757.34	348.03
PA 5	Environmentally Sensitive	4,104.18	5,315.12
Park/Preserved Open Space		7,081.77	6,776.23
Pinelands Area		13,845.2	13,845.2
CES	Critical Environmental Site	65.54	1,309.11

Center Designation	Existing Acreage	Proposed Acreage	Change in Acreage
Regional Center	3,589.70	1,986.60	-1,603.10

Consistency with the State Plan

Item	Goal
Regional Center Designation in the PA-2 Suburban Planning Area	1
Natural Resource Inventory	2
Water Conservation Ordinance	2
Community Development Department	3
2 Thriving commercial districts	3
Cedar Bonnet Island Commercial Node	3
Environmental Commission	4
Green Team	4
Over 186 acres of bay cleaned up	4

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

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

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

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

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

Goal #6: Provide Adequate Housing at a Reasonable Cost

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

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

Consistency with the State Plan

Item	Goal
Four Schools	5
Municipal Complex	5
Community Centers	5
Water and Sewer Utility	5
Housing Element and Fair Share Plan	6
In Process of Meeting All of its Affordable Housing Needs	6
Historic Preservation Commission	7
Historic Preservation Element	7
Historic Preservation Ordinance	7

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Consistency with the State Plan

Item	Goal
Open Space and Recreation Element	7
Working with the State and County to be consistent with their planning	8
Complete the items agreed upon in the Plan Implementation Agreement	8
Master Plan Update in 2027	8

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Planning & Implementation Agreement



- The PIA has been sent to Stafford Township for review and adoption via resolution
- It is expected that Stafford's Governing Body will formally approve and adopt the PIA on August 9, 2022.
- Stafford's endorsement will be conditional on the approval and adoption of the PIA

Recommendation

Based on Township of Stafford's continuing efforts in working with the State and Ocean County in achieving consistency with both the State Development and Redevelopment Plan and with the Ocean County Plans, it is recommended that Township of Stafford be awarded their Plan Endorsement inclusive of the proposed Regional Center and conditioned on the adoption of the Planning and Implementation Agreement by the Township.