

Upper Township DRAFT PIA 2021

#	Topic	Req (*)	Activity	Local Effort	Assistance	Time Frame
A1	Administrative	*	After SPC adopts resolution granting PE:	Petitioner receives and signs documents sends back to OPA	OPA	ASAP Upon completion of all resolutions
			<ul style="list-style-type: none"> <li>• OPA sends certified resolution to NJ State Register and petitioner with</li> <li>• OPA updates GIS layer</li> </ul>			
			• OPA Executive Director signs PIA and sends fully signed documents to petitioner and posts signed and certified documents on OPA website			
A2	Administrative	*	One year from endorsement and biennially thereafter, report to the SPC about the status of your planning efforts.	Planning Board and Township Committee	OPA	1 year after PE and then every 2 years after
A3	Administrative	*	After adoption, the Township shall submit any new or modified land use ordinance or other planning document that supplements previously submitted material.	Planning Board and Township Committee	Technical assistance	Report on progress in biennial review
B1	Public Info & Community Engagement		Many of the following action 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	Twp Committee, 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.
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.		DEP	1-2 years

C2			Review and update the Flood Damage Protection Ordinance with the current NJ Coastal Model Ordinance (revised 2020) at <a href="https://www.nj.gov/dep/floodcontrol/modelord.htm">https://www.nj.gov/dep/floodcontrol/modelord.htm</a> in order to stay compliant with NFIP.	Planning Board and Township Committee	DEP	3/30/22
	Climate Resilience Planning *					
D1	Land Use		Continue pursuit of Beesley's Point redevelopment options to promote suitable mixed use waterfront based development in this Center. This effort will provide for reutilization of this prime economic resource for the Township.		OPA, DEP	ongoing
D2	Land Use		If the Township pursues brownfield cleanup and development in the future, DEP recommends taking actions as part of the Sustainable Jersey Certification Program.		NJDEP, Sustainable Jersey	TBD
D3	Land Use	*	Review plans and ordinances and remove impediments to, and encourage, green design throughout the Town. Make necessary modifications to ensure that innovative and sustainable construction alternatives and materials (such as green roofs) are permitted. Township may also consider approving incentives for using	Planning Board and Township Committee	OPA, NJDEP technical assistance	1-3 years
D4	Land Use	*	Review and update Master Plan and all associated elements to consider climate resiliency and socially vulnerable populations.	Planning Board and Township Committee	DEP, Sustainable NJ	1-3 years after CCRHVA

D5	Land Use	*	The Township 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	DEP (Bureau of Climate Resilience Planning)	1-3 years After CCRHVA
D6	Land Use		Consider adopting an Accessory Dwelling Unit (ADU) Ordinance in residential zones	Planning Board		recommended
D7	Land Use		Adopt an Open Space & Recreation Plan (OSRP). Explore open space and recreation opportunities by working with the State and County. Explore purchases of additional properties for active recreation or preservation as well establishing easements.	Work with County	Green Acres Funding and County as applicable.	1-3 years after CCRHVA
E1	Sustainability		Develop green building and sustainable design guidelines for new development - consider requiring "green buildings" (LEED,	Planning Board and Township Committee		
E2	Sustainability	*	Modify zoning code and permit forms to streamline and reduce or waive permit fees to encourage solar, wind, and geothermal.	Planning Board and Township Committee	DEP, BPU, SJ	1-2 year

E3	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		DEP, Sustainable Jersey	Recommended. Report on progress in biennial review
E4	Sustainability		• Continue participating in the Sustainable Jersey program			ongoing
F1	Conservation	*	Adopt a Tree Protection Ordinance and a Tree Save Ordinance	Township Committee and Planning Board	DEP - Bureau of Sustainability; NJDEP Parks and Forestry; NJ Forest Fire Service; Sustainable Jersey	2-3 years
F2	Conservation		Review practicality for revitalizing the Community Forestry Program (recommended and encouraged) and/or consider preparing long-term adaptive management forestry practices to preserve	Township Committee	NJDEP Urban and Community Forestry	Report on progress in biennial review
F3	Conservation		Continue working with Blue Acres program to mitigate flood prone, severe loss, and severe repetitive loss properties	Township Committee	NJDEP, Blue Acres	Report on progress in biennial review
F4	Conservation	*	Adopt a wellhead protection ordinance	Township Committee	DEP	2-3 years
F5	Conservation	*	Work with NJDEP to develop and adopt a Water Conservation Ordinance	Township Committee	DEP	2-3 years

F6	Conservation		Prepare <a href="#">and adopt a</a> Habitat Conservation Plan and protection measures to maintain habitat. <a href="#">Coordinate with county and surrounding municipalities to expand corridors of open space and natural features to support habitat connectivity</a>		DEP technical assistance and funding	2-3 years
F7	Conservation	*	<a href="#">Review and update as necessary</a> the Natural Resource Inventory, including climate change observations and concerns as they are relevant. DEP can assist with identifying what to update.	Planning Board and	DEP	1-3 years After CCRHVA
F8	Conservation	*	<a href="#">Review and update as necessary</a> the Conservation Plan element for Township, including climate change observations and concerns as they are relevant. Update inventory of contaminated sites and Upper 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 and Township Committee		1-3 years After CCRHVA
G1	Transportation & Circulation	*	Incorporate Complete Streets policy and Implementation Plan into the Transportation Plan. All new transportation projects that impact any Right-of-Way made within Township of Upper will be consistent with	Township Committee & Planning Board		2-3 years
G2	Transportation & Circulation	*	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	Planning Board	NJDOT, SJTPO	3 years

G3	Transportation & Circulation		Prepare pedestrian/bike plan for Marmora and Seaville in support of evolving them to walkable/livable centers			2 years to develop; 1 year to adopt ordinances , secure funding for 1st project 5 yrs
G4	Transportation & Circulation		Install full interchange at Exit 20 of the Garden State Parkway. This is the highest priority Township transportation improvement project to reduce congestion.		NJ Turnpike Authority funding /DOT*/SJTPO TIP	11/1/2026
G5	Transportation & Circulation		Construct Petersburg /Woodbine /Tuckahoe bike path. Secure funding to design and construct bike path to connect to Woodbine from Amandas Field and connecting north to Tuckahoe Village.		DOT TE funds, DOT Bicycle and Pedestrian funds*, DEP wetlands permits	11/1/2026
G6	Transportation & Circulation		Design and construct Palermo bike path along inactive NJTransit rail line from Route 9 to the Inland Waterway.		DOT Transp. Enhancement funds, DOT Bicycle and Pedestrian funds*, DEP wetlands permits	11/1/2026
G7	Transportation & Circulation		Construct Tuckahoe train station link to Main Street. In coordination with County, design and construct sidewalk improvements along Reading Avenue from Route 50 to the Tuckahoe Train Station to support economic		NJDOT Bike and Pedestrian funds; NJDOT Local Aid funds*.	11/1/2023
H1	Transit		Plan and implement regional shuttle service in coordination with mainland municipalities campgrounds and County. Shuttle service will provide transit service between campgrounds, mainland attractions and beaches, recreational sites and other barrier island destinations. This needs to be coordinated by the County.	County to take lead	Request \$ from NJT for system planning and shuttle vans; coordinate with SJTPO/TIP.	10/31/2024

H2	Transit		Pursue improved bus transit facilities to increase route headways, increase bus pickup locations, develop central transit locations coordinated with parking.		Coordinate between Twp, County, NJ Transit and DOT*	11/1/2026
H3	Transit		Complete rail line between Cape May City and Tuckahoe Village. Excursion rail service will support planned economic development activities around restored Train Station and Tuckahoe Village. The retention of the rail spur to Beesley's Point as part of redevelopment plan can further expand the excursion rail line route thereby reducing vehicular traffic through Route 9 corridor.		CM Seashore Line shall take the lead in this effort. DOT funds for rail line improvements; Transp Enhancement funds*	10/31/2028
H4	Transit		Conduct feasibility study for potential expansion of rail line from Tuckahoe to the Atlantic City Rail Line. This rail line can provide connection to NJTransit/PATCO service to Philadelphia and enable alternative travel modes, reducing congestion for summer visitors. (The rail line is also part of the excursion rail line link from		Municipalities, County and NJ Transit	mid term
H5	Transit		Depending on results of feasibility study, expand rail line connection from Tuckahoe to the AC Rail Line.		Municipalities, County and NJ Transit	Long term
I1	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	Township Committee & Planning Board	Bd of Public Utilities (BPU) Clean Energy Program provides funding for municipal energy audits: ( <a href="http://www.njcleanenergy.com/commercial-industrial/programs/local-government-energy-audit/local-government-energy-audit">http://www.njcleanenergy.com/commercial-industrial/programs/local-government-energy-audit/local-government-energy-audit</a> )	Timeline as provided PE guidelines (2 years with phasing)

I2	Energy	*	Energy Tracking & Management - establish energy use baselines, tracking, mgt &	Township Committee		Year 1
I3	Energy	*	Implement energy efficiency Measure for facilities	Township Committee		2 years and phased
I4	Energy	*	Greening the municipal fleet: • Fleet Inventory and target for green fleet	Township Committee	Sustainable Jersey points and support	must do year 1
I5	Energy	*	Greening the municipal fleet: • purchase electric vehicles to achieve 20% reduction in fuel use w/in 4 years .	Township Committee	BPU, DEP, SJ possible \$\$	must initiate by yr 2 (can be multi-year)
I6	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 .	Township Committee	BPU, DEP, SJ possible \$\$	recommended
I7	Energy	*	Renewable Energy Generation: *Onsite Solar or *Geothermal system or *buy electric from a renewable source or *community solar project or *Renewable Energy	Township Committee	BPU, DEP, SJ possible \$\$	must do 1 within 2 years
I8	Energy	*	• Public EV charging infrastructure feasibility and supporting ordinances	Township Committee & Planning Board	BPU, DEP, SJ possible \$\$	1-2 years
I9	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	Township Committee & Planning Board	BPU, DEP, SJ possible \$\$	(must do 3)
J1	Infrastructure	*	<a href="#">Review and update as necessary</a> Utilities Element of the Master Plan. Confirm the condition and capacity of the stormwater drainage system.	Planning Board	DEP	1-3 years after CCRHVA
J2	Infrastructure	*	Work on a water supply plan which would need coordination with the New Jersey American Water Company			TBD

J3	Infrastructure	*	Upon NJDEP approval of wastewater management plan (WMP) including septic density, consider appropriate restrictions.	Township MUA, Cape May County, DEP	NJDEP	3 years
J4	Infrastructure		Pursue expansion of Sewer Service Area on developed properties of Roosevelt Blvd.		DEP permits for sewer extension to service existing development.	TBD
J5	Infrastructure/ Utilities	*	Evaluate and update the Stormwater Management Plan and Ordinance for consistency with the current Stormwater Management Rules.	Engineer, Township Committee and Planning Board	DEP and Cape May County technical assistance	1-2 years
K1	Economic Development	*	Implement municipal Sustainable Economic Development Plan	Planning Board and Township Committee	NJEDA, DCA	Report on progress in biennial review
K2	Economic Development		Promote Tuckahoe Village Center Revitalization through coordinated planning efforts with business and property owners. Develop plans for revitalization of Tuckahoe Village to support economic development initiatives including façade and rehabilitation grant program, wayfinding signs, coordinated marketing efforts, etc. Evaluate land use and zoning for train station area.		OPA, Main Street NJ, historic preservation trust grants and revolving loan program. (subject to funding)	5/2/2024
K3	Economic Development		Prepare and adopt a Farmland Preservation Plan. Coordinate efforts with County Farmland Preservation plan. (Or just identify priority farmland for acquisition)		NJDA	11/1/2023

L1	Historic Resources		Review and update Historic Preservation Ordinance and Plan. Historic structures should be protected with enhanced stormwater management plans and flood minimization plans.	Historic Preservation Commission and Township Committee	SHPO, Cape May County	Report on progress in biennial review
L2	Historic Resources		Review and update as necessary the Historic and Cultural Resources Inventory as called for in the 2016 Historic Preservation Element update.	Historic Preservation Commission and Township Committee	SHPO, Cape May County	Report on progress in biennial review
M1	Planning	*	Develop a five year capital improvement plan with a five year planning horizon per the Municipal Land Use Law 40:55D-29	Planning Board	Technical assistance	Report on progress in biennial review
M2	Planning	*	Update the Community Facilities Plan	Planning Board	Technical assistance	3 years
M3	Planning		The Township will need to amend the approved Spending Plan to include proposed expenditures as per the approved Housing Element and Fair Share Plan.			1-2 years
N1	Intergovernmental Coordination	*	Develop rules to amend NJAC 7:7 to adopt Zone Permit for Upper Township similar to Long Branch (NJAC 7:7-7)	Planning Board and Township Committee	NJDEP	1-2 years
O1	Environmental Justice		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

11/19/2021

**Comment (updates in bold italics)**

Forum(s) should be designed with a well developed outreach element to ensure equitable inclusion and meaningful turn out and facilitated to maximize results.

Upper Township should review its existing data, maps, and assessments and evaluate whether or not they satisfy the requirements for the CCRHVA in the MLUL. Requirements that are not satisfied should be addressed. Expand on the local annex to the county HMP to include climate impacts for temperature, precipitation, salt water intrusion etc. Consider the vulnerability of public and private potable wells, pump stations, Findings from the CCRHVA should guide strategies and actions to increase resilience and reduce risk moving forward.

Although Upper Twp. recently updated their flood damage protection ordinance (ORDINANCE NO. 011-2020), NJDEP updated the model ordinance in December 2020 to be compliant with NFIP. the Division of Dam Safety and Flood Engineering has previously requested that Upper Twp. update their ordinance on or before March 30, 2022. The model coastal ordinance provided by NJDEP can be found at <https://www.nj.gov/dep/floodcontrol/modelord.htm>.

Rezoned area area for Waterfront Towncenter (WTC) on 5/26/2020. Committee approved Condemneation Redevelopment Area on January 22, 2021. Incorporate area as a State Redevelopment Node. [Adjust zoning to appropriately reflect that the waterfront area adjacent to the industrial node can only be used for water dependent uses as described in the CZM Rules.](#)

Adopted Redevelopment Plan in 2020 for BL England Generating Station in Beesley's Point section.

Sustainable Jersey points and support

Sustainable Jersey points and support. Address MLUL requirements.

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. (ROSI)
Sustainable Jersey points and support
Sustainable Jersey points and support

PE actions should lead to Silver Certification
Required to adopt both ordinances. OPA to provide model Tree Protection Ordinance, recommended to use Woolwich ( <a href="https://ecode360.com/14140851">https://ecode360.com/14140851</a> ) or Haddonfield ( <a href="https://ecode360.com/10200060">https://ecode360.com/10200060</a> ) as a guideline. NJDEP Urban and Community Forestry guidelines are here, with various models to meet differing objectives based on town conditions: <a href="https://www.state.nj.us/dep/parksandforests/forest/community/Information_for_Municipalities.html">https://www.state.nj.us/dep/parksandforests/forest/community/Information_for_Municipalities.html</a>
Adopted in 2016 but has lapsed because did not have sufficient CEU certification. (Perhaps partner with NGO/university to find volunteers/interns?)
The NJDEP has purchased several properties in Upper's flood zone.
Potential to use the Sustainable Jersey model ordinance.

The Habitat Conservation may potentially be included as part of the Conservation Plan (F8) rather than an individual plan. NJDEP Connecting Habitats Across NJ (CHANJ) mapping can be of assistance to identify potential corridors  
<https://www.njfishandwildlife.com/ensp/chanj.htm>

Although the 2006 NRI has been reaffirmed through reexaminations, the document should be reviewed more frequently to ensure it is relevant and should be updated with climate impact considerations, findings from the CCRHVA, and CES overlays as appropriate.

Completed in 2011. Review and update with climate impact considerations, findings from the CCRHVA, and CES overlays as appropriate.

Per 2020 Reexam

No funds to prepare full update to Circualtion Plan Element.  
Prepared a Town center road network map and access level change to the NJDOT for the Marmora Town Center as part of a grant from the Municipal Land Use Center in 2012.  
Also Bike Plan developed 2019.

<p>Recommended in Form Based Code report 2009</p>
<p>Awaiting NJ Turnpike Authority funding.</p>
<p>Through funding from the NJDOT, Township prepared the Upper Township Bicycle Plan dated April 2019. No funding for engineering, permitting or construction.</p>
<p>Received \$125,000 grant from NJDOT in FY2008. Awaiting response from NJ Transit on use of inactive rail line. <b>NJ Transit not responsive on allowing use of inactive rail line.</b></p>
<p>Need coordination with County and NJDOT for funding.</p>
<p>Awaiting funding. (Off-season they can be used for other transit services - senior, dial a ride etc)</p>

NJ Transit and DOT*Coordinate bewteen Twp, County, NJ.
Awaiting funding.

The South Jersey Transportation Planning Authority prepared a greenhouse gas (GHG) inventory. <https://www.sjtpo.org/Documents/AirQuality/GreenhouseGasInventoryReport.pdf> This inventory provides county and municipal-level GHG emissions information for various major community sectors/activities (e.g., residential, transportation, waste generation) (See Appendix A pages 1-4). Upper can acquire its local inventory data and use it as a baseline Sustainable Jersey points and support

<https://www.sustainablejersey.com/actions/#open/action/48>

[2](#)

Sustainable Jersey points and support
Stormwater in HMP but Sec 19-7.7 last updated 2007. 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.

The Township has been working with the County Planning Department and the NJDEP on the Wastewater Management Plan update for the County. As soon as the WMP is approved, Upper should begin implementation of its affordable housing plan.



Proposed by DEP  
to be removed

Municipalities were required to update their stormwater management ordinance by March 2021 pursuant to the updated stormwater management rules that became effective in March of 2021. The 2005 Stormwater Management Plan should be updated to reflect consistency with the current rules and the updated ordinance. model Stormwater Management Ordinance is available at [https://www.nj.gov/dep/stormwater/bmp\\_manual/NJ\\_SWBMP\\_D.pdf](https://www.nj.gov/dep/stormwater/bmp_manual/NJ_SWBMP_D.pdf)

Municipality has Economic Development Plan (check title/date) does it need tweaking?

Awaiting funding.



This Plan was called out in the 2018 Master Plan Reexamination but has not been updated since 2011. 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\\_ID1](https://www.nj.gov/dep/hpo/images/_MULT_DG_32_v2_ID1)

This inventory is included in the 2006 NRI. The Inventory should be reviewed to ensure it is current and up to date.

From 2020 Reexam

[Monitor for changes in municipality that may warrant more environmental justice actions in the future.](#)











































































































































































































































































































































































































































































































































































































































