



State of New Jersey

Department of State
New Jersey State Planning Commission
P.O. Box 820
Trenton, New Jersey 08625-0820

MIKIE SHERRILL
Governor

DR. DALE G. CALDWELL
*Lt. Governor
Secretary of State*

THOMAS K. WRIGHT
CHAIRMAN

WALTER C. LANE
Executive Director/Secretary

Resolution No. 2026-04
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Date: July 1, 2026
Patron: Julia Somers

RESOLUTION

APPROVAL OF A STATE PLAN POLICY MAP AMENDMENT REQUEST: AACHCP PROPERTY, LLC, (AA), BLOCK 268, LOTS 5, 5.01, AND 6, COURSES LANDING ROAD, CARNEYS POINT TOWNSHIP, SALEM COUNTY, NEW JERSEY

WHEREAS, pursuant to the State Planning Act, N.J.S.A. 52:18A-196 et seq. (the Act), the State Planning Commission (the Commission) has prepared and adopted a State Development and Redevelopment Plan (the State Plan) which includes a State Plan Policy Map; and

WHEREAS, the Commission is empowered, pursuant to N.J.S.A. 52:18A-203, to adopt rules and regulations to carry out and implement its statutory responsibilities and purposes; and

WHEREAS, pursuant to its authority under N.J.S.A. 52:18A-203, the Commission has adopted regulations set forth in N.J.A.C. 15:30-8.3, et seq., that establish a process for amendments to the State Plan Policy Map of the State Plan as a means to implement the State Plan and to foster cooperation and coordination of planning activities between State agencies and county and local governments; and

WHEREAS, on August 28, 2025, dgROBERTS Planning & Design, on behalf of AACHCP Property, LLC, (AA), a private petitioner, submitted a State Plan Policy Map Amendment Petition to change approximately seventy-five acres of land in Carneys Point Township, Salem County, from a Rural Planning Area (PA 4) to a Fringe Planning Area (PA 3); and

WHEREAS, public notice of the proposed map amendment was made pursuant to N.J.A.C. 15:30-1.7(g) and property owners within 200 feet of the proposed map amendment were mailed notice of the map amendment and notified that the proposed map amendment was available at the New Jersey Office of Planning Advocacy located in the New Jersey Business Action Center, New Jersey Department of State, Trenton, New Jersey; and

WHEREAS, on May 4, 2026, the Office of Planning Advocacy staff recommended reducing the proposed Planning Area change request by approximately twenty-nine acres to exclude wetlands areas, areas affected by tidal flooding, and areas outside of the Township's existing Sewer Service Area to increase overall consistency with the State Plan; and

WHEREAS, the enclosed Executive Director's Report (Exhibit A) outlines the Office of Planning Advocacy staff's analysis in determining the boundaries of the area to be incorporated into the Fringe Planning Area (PA 3) through adoption of the proposed State Plan Policy Map amendment; and

WHEREAS, the Executive Director reviewed the comments from the public and, in consultation with relevant State agencies, has determined that the amendment as delineated by the staff is consistent with the goals and policies of the State Plan; and

WHEREAS, the Plan Implementation Committee provided notice to the public and held a public meeting on May 20, 2026, to discuss the proposed map amendment and voted in favor of moving the petition to the Commission; and

WHEREAS, the Commission has reviewed the Executive Director's recommendation and supporting documentation and affirms that the proposed map amendment petition with the modifications recommended by the Office of Planning Advocacy is consistent with the goals of the State Plan.

NOW THEREFORE BE IT RESOLVED, that the Commission hereby authorizes a State Plan Policy Map amendment to change those portions of Block 268, Lots 5, 5.01, and 6 in Carneys Point Township, Salem County, to a Fringe Planning Area (PA 3), for the reasons described in the Executive Director's Report that is attached hereto (Exhibit A); and

BE IT FURTHER RESOLVED, that the members of the Commission and the Executive Director and staff of the Office for Planning Advocacy are hereby authorized and directed to execute such documents and to take such other actions as may be necessary or appropriate for the implementation of this Resolution.

I hereby certify that this resolution was
duly adopted by the State Planning Commission
at its meeting on July 1, 2026



Walter C. Lane, Secretary
State Planning Commission
Date: July 1, 2026