



State of New Jersey  
DEPARTMENT OF STATE  
NEW JERSEY STATE PLANNING COMMISSION  
P.O. Box 820  
TRENTON, NEW JERSEY 08625-0820

PHILIP D. MURPHY  
*Governor*

THOMAS K. WRIGHT  
*Chairman*

SHEILA Y. OLIVER  
*LT. GOVERNOR*

DONNA A. RENDEIRO  
*Executive Director/Secretary*

Resolution No. 2023-03  
Page 1 of 3

Date: February 1, 2023  
Patron: Thomas Wright

**RESOLUTION**  
**ADOPTING THE PLAN ENDORSEMENT PETITION FOR**  
**THE CITY OF VINELAND, CUMBERLAND COUNTY**  
**AND DESIGNATING ONE REGIONAL CENTER**

**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**, in adopting the State Plan, the Commission has utilized the concept of centers as the organizing planning principle for achieving a more effective and efficient pattern of development in the State of New Jersey; and,

**WHEREAS**, The State Plan identifies and defines five types of centers: Urban Centers, Regional Centers, Town Centers, Village Centers, and Hamlets; it also identifies and defines Cores and Nodes and sets forth policies regarding the identification, delineation, development, and redevelopment of those entities; 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. 5:85, that establish procedures for the filing of petitions with the Commission for the purpose of, *inter alia*, seeking Plan Endorsement, N.J.A.C. 5:85-7.1 et seq., and amendments to the State Plan Policy Map, N.J.A.C. 5:85-8.1 et seq., as a means to implement the State Plan and to foster cooperation and coordination of planning activities between the relevant State agencies and county and local governments; and,

**WHEREAS**, in October 2019, the City of Vinland (City), in Cumberland County contacted the Office of Planning Advocacy (OPA), to seek Plan Endorsement; and,

**WHEREAS**, the petition and supporting documents were received and comprehensively reviewed by the relevant State agencies represented on the Commission; and,

**WHEREAS**, in reviewing the petition, the Commission finds that the City has made significant progress in the commitment to comprehensive planning and sustainable land use, which will be further advanced through receiving Plan Endorsement; and,

**WHEREAS**, the City and the Staff and Executive Director of the OPA, in consultation with the relevant State agencies, have collaborated and refined the Center boundaries and Planning Areas, as shown in the Maps, EXHIBITS A, B and C, attached hereto; and,

**WHEREAS**, at the same time, OPA prepared a Planning Implementation Agreement (PIA) in association with this Petition, which sets forth the outstanding actions for the relevant State agencies and the City to take in order to retain Plan Endorsement, including the timeframe(s) for completion of those requirements and the steps to be taken by the relevant State agencies to review and support the City's Petition for Plan Endorsement; and,

**WHEREAS** the PIA has been negotiated and agreed upon between the relevant State agencies and the City, a copy of the PIA is attached hereto as EXHIBIT D; and,

**WHEREAS**, on January 18, 2023, the OPA presented the Recommendation Report and draft PIA to the Plan Implementation Committee (PIC), which reviewed and considered the Petition, concurred with the recommendation to approve the Petition and proposed PIA, and moved the Petition for consideration by the full Commission; and,

**WHEREAS**, the City anticipates formally adopting the attached PIA, EXHIBIT D, within 60 days; and,

**WHEREAS**, the PIC has recommended that the Commission approve the Petition, grant Plan Endorsement, and formerly amend the State Plan Policy Map, per EXHIBITS A, B and C, attached hereto; and,

**WHEREAS**, the Commission has determined the Petition submitted by the City including proposed changes to the State Plan Policy Map designations and Regional Center boundaries as negotiated by OPA, the City, and the relevant State agencies, and shown in EXHIBITS A, B and C, is consistent with the State Plan.

**NOW, THEREFORE, BE IT RESOLVED**, that the Commission hereby affirms the Executive Director's determination that the Petition for Plan Endorsement is consistent with the State Plan and approves the Petition for Plan Endorsement submitted by the City; and

**BE IT FURTHER RESOLVED**, that the Commission acknowledges that the PIA, attached hereto as EXHIBIT D, memorializes the agreed-upon planning implementation mechanisms; reflects a commitment, on the part of the City to implement its plan; reflects a commitment on the part of the relevant State agencies to provide agreed-upon benefits; and reflects a commitment on the part of the City and the relevant State agencies to work together to effectively implement the goals, strategies and policies of the State Plan; and,

**BE IT FURTHER RESOLVED**, that the Commission hereby authorizes formal amendments to the State Plan Map in the City, as shown in EXHIBITS A, B and C; and,

**BE IT FURTHER RESOLVED**, that in approving the Petition and granting Plan Endorsement, it is understood that the Commission's endorsement may be revoked if the Commission determines that the City has made substantial changes to its endorsed plan without adhering to the rules governing Plan Endorsement, N.J.A.C. 5:85-7.1 et seq., and amending the State Plan Policy Map, N.J.A.C. 5:85-8.1 et seq., or substantially violated the terms of the PIA, attached hereto as EXHIBIT D, so that the plan of the City is no longer consistent with the State Plan.

**BE IT FURTHER RESOLVED**, that the Commission authorizes the Executive Director to take all actions necessary to affect the Plan Endorsement approval reflected in the supporting documentation attached hereto.

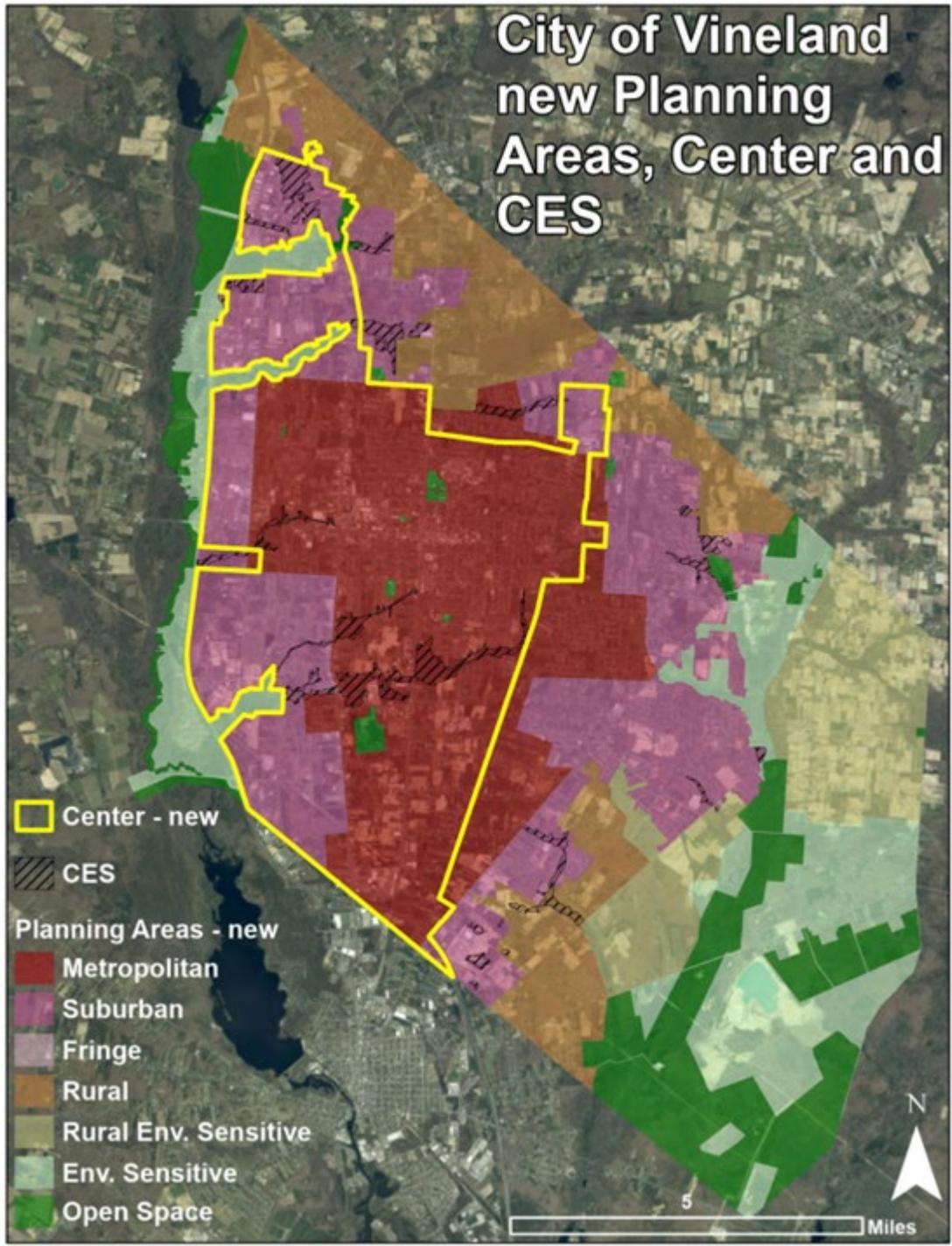
I hereby certify that this resolution was  
duly adopted by the State Planning Commission  
at its meeting on February 1, 2023



---

Donna A Rendeiro, Secretary  
State Planning Commission  
Dated: February 1, 2023

Exhibit A



**Exhibit B**



#	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 planning efforts, ordinance adoption and other accomplishments from the PIA.	Planning Dept, Planning Board, Green Team and governing body	OPA	1st Due January 4, 2024; then January 4th, 2025, 2027, 2029, 2031, 2033.	First year = Annual Report then Biennial Reports for the next 8 years on PIA action status. NOTE: the annual/biennial report is also an opportunity to request a map amendment from the SPC should an HSD or other concern warrant it.
A2	Administrative	*	After adoption, Vineland shall submit to OPA any new or modified land use ordinance and/or planning document.	Planning Board and governing body	Technical assistance	Include in Biennial Report.	
A3	Administrative		The City could benefit from an Office/Officer of Sustainability or equivalent to make progress on Greenhouse Gas Reduction efforts, Climate mitigation, stormwater concerns, for resiliency and for coordinating City achievement of PIA commitments.	Governing Body	OPA, SJ		OPA and SJ could provide examples from other cities and towns where this structure has been successful and potentially supply sample ordinances to support it.
B1	Public Info & Community Engagement		Continue to support the Vineland Green Team and enlist them to work on the PIA actions as appropriate.		Governing body, Green Team	ongoing	Vineland has been Certified Bronze three times, most recently in 2022 and could hit Silver and maybe a Gold Star with these PIA actions.
B2	Public Info & Community Engagement		Many of the following actions would benefit from public engagement, 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 for short and long-term public engagement.	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	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. (Build on 2022 Visioning session)
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.	Planning Board, OEM, Green Team	DEP/SJ, NJ Adapt, Rutgers CRC, OPA	1-3 years	Vineland should gather its HMP Annex and other relevant maps/documents and compile vulnerability data for MLUL compliance. It needs to address climate impacts for temperature, precipitation, flooding, heat island, wildfire protection including vulnerability of public and private potable wells, utility sites, facilities, equipment, conveyance piping, overhead utility lines, etc. that may be vulnerable to climate impacts or other environmental hazards. Findings from the CCRHVA should guide strategies and actions to increase resilience and reduce risk.
C2	Climate Resilience Planning	*	Review and update the Flood Damage Protection Ordinance with the current NJ Coastal Model Ordinance (revised 2022) at <a href="https://www.nj.gov/dep/floodcontrol/modelord.html">https://www.nj.gov/dep/floodcontrol/modelord.html</a> in order to stay compliant with NFIP.	Planning Board and governing Body	DEP	1-2 years contingent on DEP	Vineland's Flood Loss ordinance is from 2017 (Ch 425-71) and needs revision. NJDEP updated the model ordinance in 2022 to be compliant with NFIP.

#	Topic	Req (*)	Activity	Page 2 of 7 Local Effort	Assistance	Time Frame	Comments
C3	Climate Resilience Planning		Review the BlueAcres Program and see if it might be an option for any Non-mitigated repetitive loss properties in the community.	Governing body	DEP, OEM, FEMA		Vineland has 7 Non-mitigated Repetitive loss properties and 0 Non-mitigated Severe Repetitive Loss properties (72 NFIP policies with 55 losses during participation). Per 2021 HMP Annex.
C4	Climate Resilience Planning		Consider participating in the CRS program and potentially address Repetitive Loss (RL) and Severe Repetitive Loss (SRL) properties and other vulnerabilities.	Governing body	DEP, OEM, FEMA, NUCC		
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. May also consider approving incentives for using innovative roofing alternatives and materials.	Planning Board, governing body & Green Team	OPA, NJDEP technical assistance	1-3 years	Sustainable Jersey points and support. (Vineland has an active Green Team that could help with this and many other actions.) (See Downe Twp's green design ordinance.)
D2	Land Use	*	Review and update Master Plan and all associated elements to consider climate resiliency and socially vulnerable populations.	Planning Board, governing body & Green Team	DEP, Sustainable NJ	1-3 years after CCRHVA (combine with Reexam)	Sustainable Jersey points and support. Address MLUL requirements.
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 in 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	Flood damage prevention ordinance was passed in 2017 and needs revision (see C3). NJDEP Updated the model ordinance in 2022 to be compliant with NFIP.
D4	Land Use		Consider adopting an Accessory Dwelling Unit (ADU) Ordinance in residential zones.	Planning Board			
D5	Land Use		Update the 2016 Recreation and Open Space Plan	Work w/County, neighboring communities, DEP, NGOs & OPA for planning/ support.	County and Green Acres Funding as applicable.	1-2 years for plan	Be sure to incorporate climate change considerations when updating the plan. Petitioner will work closely with Green Acres, local advisory committee, County, and property owners to negotiate the purchase of properties to be permanent open space. (ROSI) Be sure to maintain consistency with the county OSRP.

#	Topic	Req (*)	Activity	Page 3 of 7 Local Effort	Assistance	Time Frame	Comments
D6	Land Use	*	Add appropriate Flood Hazard and Critical Environment Site Overlay Zone(s) to Zoning Ordinance/Map based on mapped CESs			Within 2-3 year of PE	The zoning ordinance shall be amended to include overlays that follow the CES (Critical Environmental Sites) map layer. In FEMA's 1% flood areas, vulnerable uses will be excluded and relevant floodplain building restrictions enforced. In areas designated CES due to habitat (based on DEP's Environmentally Sensitive Areas of 25 contiguous acres - ESA25), a Habitat Suitability Determination that finds no adverse impact on key species shall be required in order to consider a site plan for approval.
D7	Land Use	*	Maintain Rehabilitation program to continue to meet affordable housing obligation.	Governing body, planning board	DCA, Fair Share Housing	Ongoing	
D8	Land Use		Develop a Vacant Land Inventory and identify any unoccupied structures that would lend themselves to affordable housing.	Planning Board, governing body & Green Team			
E1	Energy	*	Public EV charging infrastructure feasibility and supporting ordinances	Governing body & Green Team	BPU, DEP, SJ possible \$\$	1-2 years	Adopt the required EV ordinance. 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/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 PE and EVSE education (1-2 yrs); *Incentivize EV ready by reducing or waiving permit fees and providing recognition for entities that do it (2-3 yrs); *Commitment from 3 or more places for workplace or multi-family chargers (2-5 yrs).	Governing body & Green Team	BPU, DEP, SJ possible \$\$	1-2 years	Adopt the state's model ordinance for Electric Vehicles? Must meet the PE required 3 items in this action. 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	3 years with phasing)	The regional MPO prepared a greenhouse gas (GHG) inventory. This inventory provides county and municipal-level GHG emissions information for various major community sectors/activities (e.g., residential, transportation, waste generation). Vineland can acquire its local inventory data and use it as a baseline. Sustainable Jersey points and support. BPU provides funding for municipal energy audits: ( <a href="http://www.njcleanenergy.com/Vineland-industrial/programs/local-government-energy-audit/local-government-energy-audit">http://www.njcleanenergy.com/Vineland-industrial/programs/local-government-energy-audit/local-government-energy-audit</a> )

#	Topic	Req (*)	Activity	Page 4 of 7 Local Effort	Assistance	Time Frame	Comments
E4	Energy	*	Energy Tracking & Management - establish energy use baselines, tracking, mgt & reporting systems	Planning Board, governing body & Green Team		2-3 years	<a href="https://www.sustainablejersey.com/actions/#open/action/482">https://www.sustainablejersey.com/actions/#open/action/482</a>
E5	Energy	*	Greening the municipal fleet: • Fleet Inventory and target for green fleet conversion.	Governing body & Green Team	Sustainable Jersey points and support	w/in 3 years	Vineland already has a Fleet Inventory. (343 Vehicles) City plans to gradually replace with Evs - a target and plan should be considered. Sustainable Jersey points and support.
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 & Green Team	BPU, DEP, SJ possible \$\$	1-3 within 6 years	Sustainable Jersey points and support.
E7	Energy	*	Implement energy efficiency Measure for facilities	Planning Board, governing body & Green Team		1-4 yrs	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 & Green Team	BPU, DEP, SJ possible \$\$	recommended	Sustainable Jersey points and support.
F1	Conservation		Maintain NUUG accreditation, 2008 Tree Protection Ordinance and Forestry Management Plan.	Planning Board, governing body & Green Team	DEP; Sustainable Jersey	2-3 years	Vineland has a Tree Protection Ordinance and should consider maintain.
F3	Conservation	*	Adopt a Water Conservation Ordinance that is mutually agreeable to the municipality and DEP	Governing body & Green Team	DEP, OPA, SJ	2-3 years	Sample ordinance provided.
F4	Conservation	*	Review existing Conservation element (see Action #D5, above) addressing conservation and habitat protection measures. Coordinate with county and surrounding municipalities to expand corridors of open space and natural features to support habitat connectivity.	Governing body & Open Space Preservation Committee, Planning Board, Green Team	DEP technical assistance and funding	Possibly in conjunction with OSRP and ERI. Complete in 1-4 years	NJDEP Connecting Habitats Across NJ (CHANJ) mapping can be of assistance to identify potential corridors <a href="https://www.njfishandwildlife.com/ensp/chanj.htm">https://www.njfishandwildlife.com/ensp/chanj.htm</a> Be sure to incorporate climate change considerations and identify the CESs in relevant maps.
F5	Conservation	*	Update the Environmental Resource Inventory ERI, including climate change observations and concerns. DEP can assist with identifying what to include.	Planning board, Governing body & Green Team	DEP, ANJEC, SJ, Geoweb, NJ Adapt	3-5 years After CCRHVA	ERI should include climate impact considerations, findings from the CCRHVA, and CES overlays as appropriate.
F6	Conservation	*	Review and update as necessary the inventory of contaminated sites in Vineland 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, governing body & Green Team	Data miner	1-3 years After CCRHVA	Review and update with climate impact considerations, findings from the CCRHVA, and CES overlays as appropriate. Vineland should follow the mapping and inventory provided by the NJDEP.
F7	Conservation	*	Adopt a Stream Corridor/Riparian Zone Ordinance	Governing Body			Vineland has a 2008 stream corridor protection ordinance.

#	Topic	Req (*)	Activity	Page 5 of 7 Local Effort	Assistance	Time Frame	Comments
G1	Transportation & Circulation	*	Review and amend Vineland's Complete & Green Streets Policy and Implementation Plan and be sure that developers are carrying their share of the load and all modes of transportation are being accommodated where appropriate.	Planning Board, governing body & Green Team	NJDOT, SJ	2-3 years	Model ordinances to be provided. Minor edits are acceptable.
G2	Transportation & Circulation	*	Update the 2009 Circulation Element of the Master Plan to address opportunities for shared parking, goods movement, and improvements to transit and circulation with continued growth in the community. In particular, ensure that non-vehicular transportation is encouraged. Consider developing a strategy for achieving a network of connectivity between neighborhoods, bike/ped access to parks, schools and other desirable locations.	Planning Board	NJDOT, SJTPO	3 years	In addition to this being a PE requirement especially championed by NJ DOT; this topic was of great concern to multiple Vineland residents who participated in the visioning sessions and requested more sidewalks, better bike safety and general connectivity for kids and adults.
G3	Transportation & Circulation		Coordinated assistance in preparation and implementation of bike/ped studies to update the vehicular and pedestrian circulation.		NJDOT, SJTPO, Cumberland County Planning,		
H1	Transit		Improve transit options		NJT		
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.	Planning Board, water purveyor, county MUA, private water companies	DEP	2-4 years after CCRHVA (With Reexam)	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	*	County should be current with its WMP with a local chapter and a new FWSA map pursuant to 7:15-4.2 (c)	County	NJDEP		WMP submitted in 2019, awaiting DEP response.
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. Be aware of local TMDLs.		DEP and other agency technical & financial support for SW projects		SPPP should be up to date and submit MS4 reports each May. Vineland updated its stormwater ordinance in 2022.
I4	Infrastructure		Adopt an Impervious Surface Reduction Ordinance - incorporate expected increases in precipitation and temperature related to adverse impacts of climate change: o Include measures to manage stormwater on-site rather than as runoff o Future redevelopment projects shall incorporate means to minimize and/or reduce new and/or existing impervious surfaces.	Governing body	NJDEP		Consider implementation of the 2016 Impervious surface reduction plan developed for the City by Rutgers in 2016.

#	Topic	Req (*)	Activity	Local Effort	Assistance	Time Frame	Comments
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		Sustainable Jersey points and support
J2	Sustainability	*	Modify zoning code and permit forms/process to streamline to encourage solar, wind and geothermal.	Planning Board, governing body & Green Team	DEP, BPU, SJ	1-2 year	Sustainable Jersey points and support. Address MLUL requirements
J3	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 desired.		DEP, Sustainable Jersey, DVRPC, OPA	Report on progress in biennial review	Sustainable Jersey points.
J4	Sustainability	*	Review recycling code to ensure consistency.				Vineland has an extensive recycling code and Green Team support for residents.
K1	Economic Development		Promote Vineland's economic sustainability through coordinated planning efforts with business and property owners as well as neighboring communities. Develop plans for center-based /walkability improvements and support economic development initiatives including historic preservation, façade and rehabilitation grant program, wayfinding signs, coordinated marketing efforts, etc.		County, Bayshore Council, Chambers, NGOs, NJ Tourism, USDA, The Authority, and others	Ongoing	Coordinate marketing efforts with neighboring communities. Engage NGO and business interestes in discussions, event coordination and marketing campaigns. Cunsult Bayshore Recovry Plan for strategy.
K2	Economic Development		Consider a Farmland Preservation Plan strategy to support remaining farmland and farm operations.		NJDA		Look at ensuring preservation/functionality of remaining East Vinland farms. Make use of existing county plans. The 2008 Master Plan recommended expansion of its Agricultural Development Area, and establishment of an Agricultural Development Committee.
K3	Economic Development		Vineland is looking to redevelop the State School- West Campus and seeks state support to achieve a resilient, equitable, sustainable outcome.				

#	Topic	Req (*)	Activity	Page 7 of 7 Local Effort	Assistance	Time Frame	Comments
K4	Economic Development		East Vinland has significant prime farmland and seeks assistance to secure a sustainable future for same.				
K5	Economic Development		Upon revision, submit new UEZ maps to OPA as approved by the UEZ Authority	Governing Body, Economic Development, Planning	DCA	Report on progress in biennial review	Vinland is making minor boundary modifications to its Urban Enterprise Zone (UEZ) which should consider the Downtown Improvement and Main Street NJ Districts.
K6	Economic Development		The updated UEZ Five-year Zone Development Plan should be provided to OPA upon approval by the UEZ Authority.	Governing Body, Economic Development, Planning	DCA	Report on progress in biennial review	Amendments to the enabling legislation require a new Plan, it should integrate strategies/programs put in place by the City's Downtown Improvement District under the Neighborhood Preservation Program and the Main Street New Jersey Program.
L1	Historic Resources		Prepare an Historic Preservation element. Historic structures should be protected with enhanced stormwater management plans and flood minimization plans.	Governing body	SHPO, County, Historical Societies	Report on progress in biennial review	Review the NJ Historical Commission's (NJ Department of State) grant program at <a href="http://www.nj.gov/state/divisions/historical/grants">http://www.nj.gov/state/divisions/historical/grants</a> . Work with SHPO to develop planning documents some guidance is provided at : <a href="https://www.nj.gov/dep/hpo/images/_MULT_DG_32_v2_ID14078r.pdf">https://www.nj.gov/dep/hpo/images/_MULT_DG_32_v2_ID14078r.pdf</a>
L2	Historic Resources		Prepare a Historic Preservation Plan, a historic resources inventory, and then prepare and adopting a historic preservation ordinance defining the roles and responsibilities of a potential Historic Preservation committee	Governing Body, Planning board, Green Team	SHPO, County	Report on progress in biennial review	
M1	Planning	*	Update the Community Facilities Plan	Planning Board	Technical assistance	3 years	
M2	Planning	*	5 year capital improvement plan per MLUL				
N1	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	Monitor for changes in municipality that may warrant more environmental justice actions in the future.