



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

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Governor

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LT. GOVERNOR

DONNA A. RENDEIRO
Executive Director/Secretary

Resolution No. 2023-07
Page 1 of 3

Date: March 1, 2023
Patron: Thomas Wright

RESOLUTION
ADOPTING THE PLAN ENDORSEMENT PETITION FOR
THE TOWNSHIP OF MAURICE RIVER, CUMBERLAND COUNTY
AND DESIGNATING TWO VILLAGE CENTERS, A HAMLET CENTER,
THREE WORKING WATERFRONT NODES AND ONE COMMERCIAL NODE.

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 January 2020, the Township of Maurice River (Township), 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 Township 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 Township and the Staff and Executive Director of OPA, in consultation with the relevant State agencies, have collaborated and refined the Center boundaries, Nodes and Planning Areas, as shown in the Maps, EXHIBITS A, B, C, D, E, F, and G, 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 Township 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 Township's Petition for Plan Endorsement; and,

WHEREAS the PIA has been negotiated and agreed upon between the relevant State agencies and the Township, a copy of the PIA is attached as EXHIBIT H; and,

WHEREAS, on February 15, 2023, 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 Township formally adopted the attached PIA on February 16, 2023; 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, C, D, E, F, and G, attached hereto; and,

WHEREAS, the Commission has determined the Petition submitted by the Township including proposed changes to the State Plan Policy Map designations, Center boundaries and Nodes as negotiated by OPA, the Township, and the relevant State agencies, and shown in EXHIBITS A, B, C, D, E, F, and G, 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 Township; and,

BE IT FURTHER RESOLVED, that the Commission acknowledges that the PIA memorializes the agreed-upon planning implementation mechanisms; reflects a commitment, on the part of the Township 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 Township 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 Township, as shown in EXHIBITS A, B, C, D, E, F, and G; 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 Township 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, EXHIBIT H, so that the plan of the Township 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 March 1, 2023



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

Maurice River Township New Planning Areas, Centers, Nodes and CES

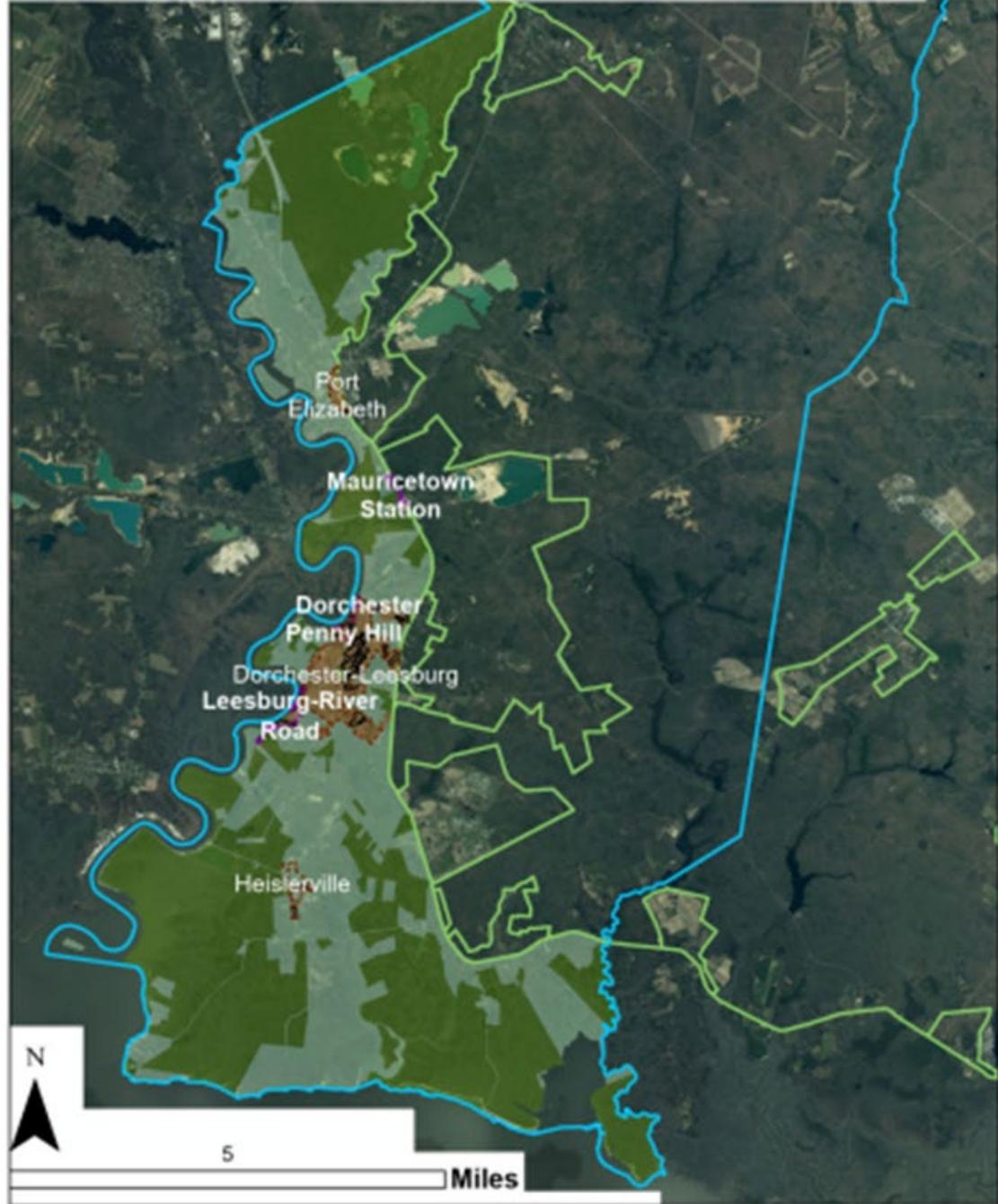
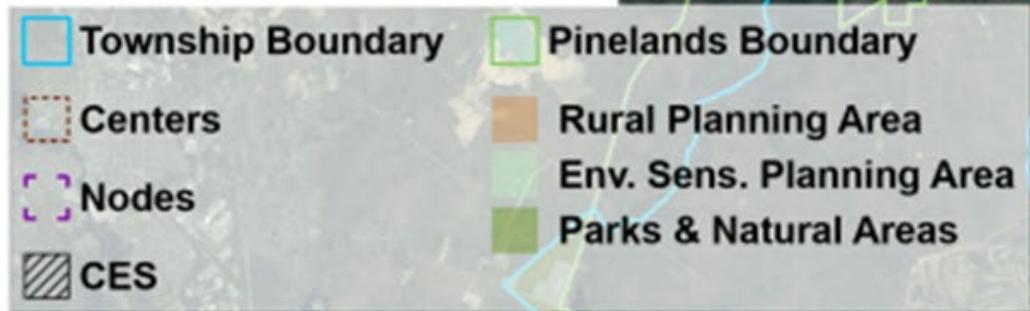
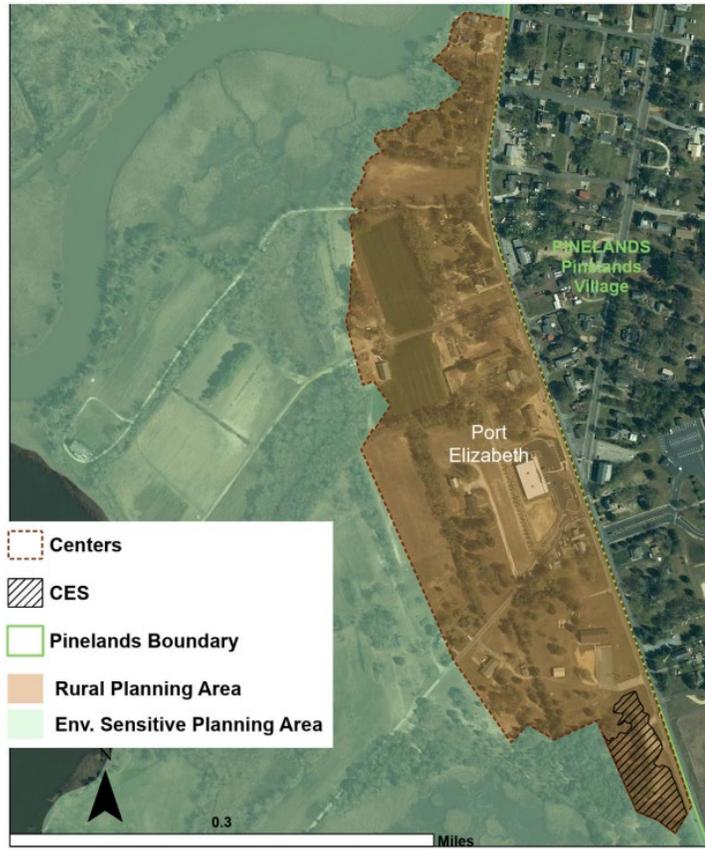


Exhibit B

**Port Elizabeth Center, Planning Areas,
and CES**



**Heislerville Center, Planning Areas,
and CES**

Exhibit C



Dorchester-Leesburg Center, Planning Areas, and CES

-  Centers
-  Nodes
-  CES
-  Pinelands Boundary
-  Rural Planning Area
-  Env. Sensitive Planning Area
-  Parks & Natural Areas

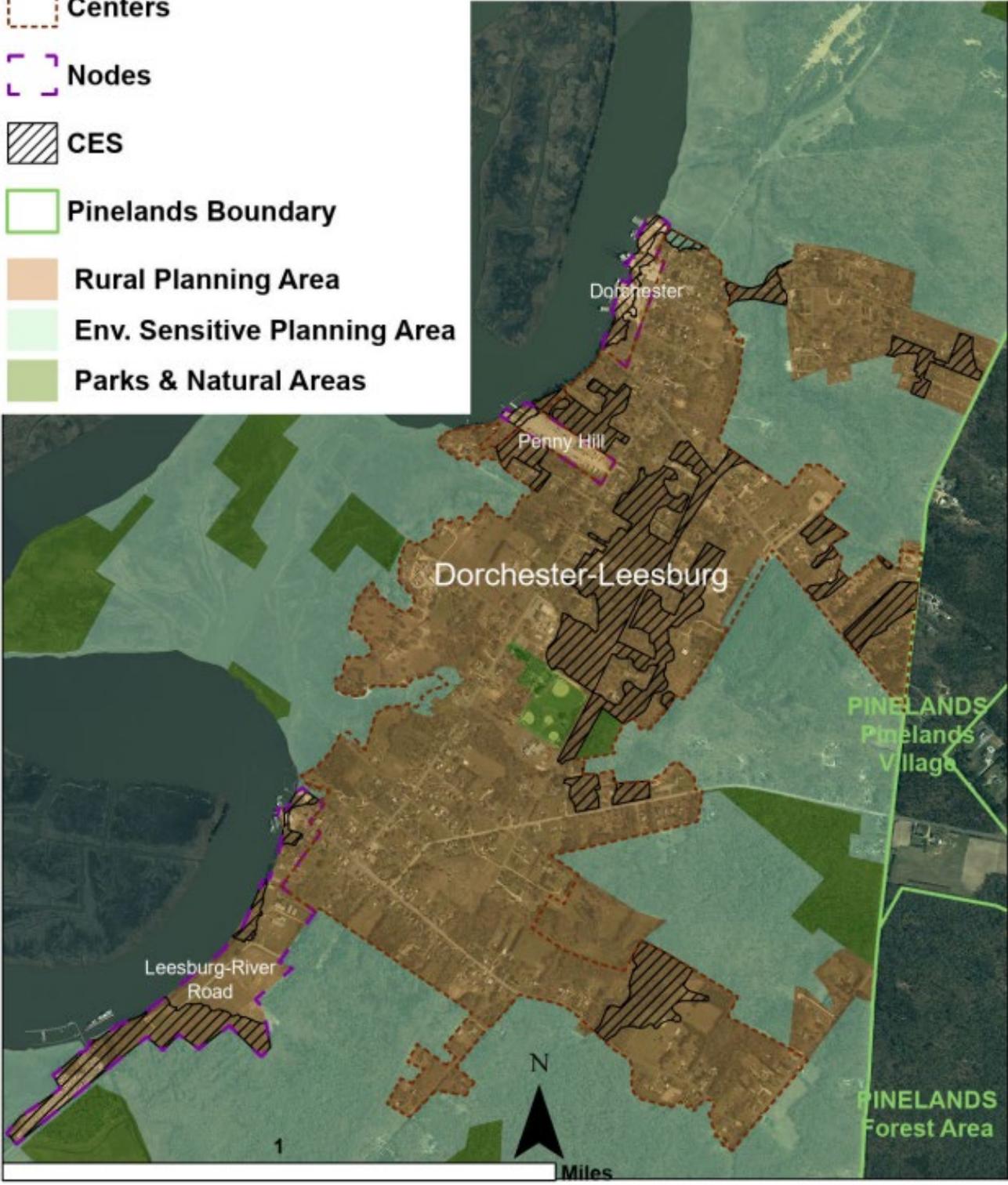


Exhibit E

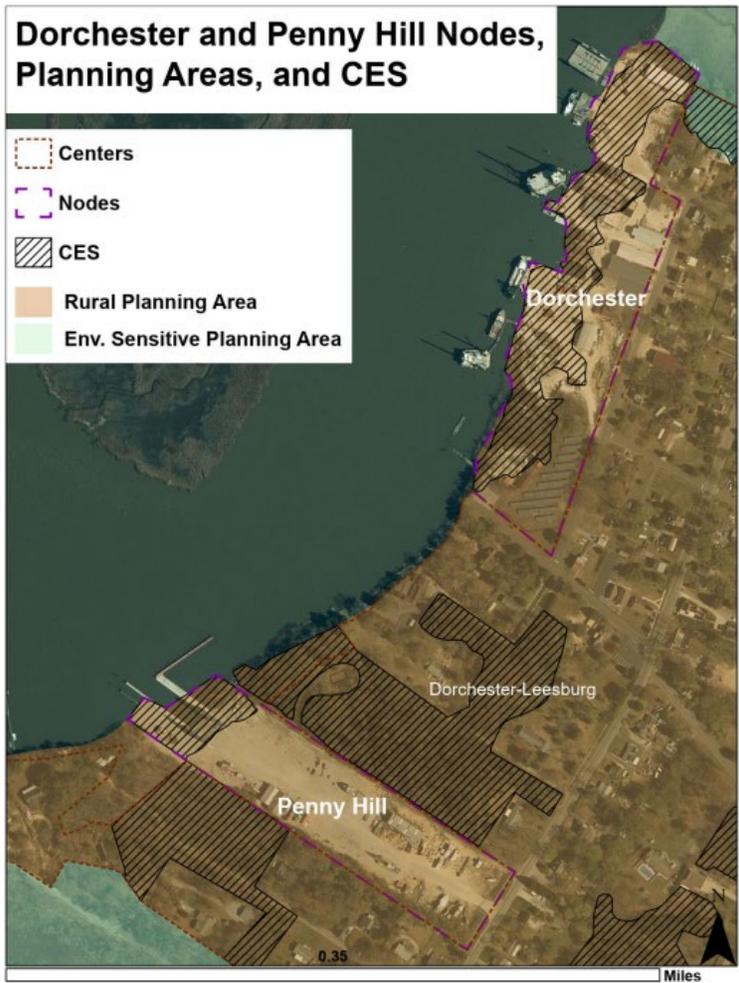


Exhibit F

Mauricetown Station Node, Planning Areas, and CES



Leesburg-River Road Node, Planning Areas, and CES



Exhibit H

PIA MRT FINAL 2-10-2023			Page 1 of 6				
#	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 Board and governing body	OPA	1st Due March 1, 2024; then March 1, 2025, 2027, 2029, 2031, 2033	First year = Annual Report then Biennial Reports for the next 8 years on PIA action status..
A2	Administrative	*	After adoption, MRT 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.	include in reports planning, land use or relevant items beyond the PIA actions.
B1	Public Info & Community Engagement		Rejuvenate MRT's Green Team and enlist them to work on the PIA actions as appropriate.		Governing body, Green Team	ongoing	MRT was Certified Bronze in 2015 which expired in 2018. The implementation of the PIA could help them achieve Bronze again - or even Silver and maybe a Gold Star if they are really diligent.
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 sessions)
C1	Climate Resilience Planning	*	Develop, adopt, and implement a climate change-related hazard vulnerability assessment (CCRVA) 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, FEMA, NOAA	1-3 years	Rutgers Climate Corp program has committed to this action, gathering MRT's HMP Annex, Getting to Resilience and Bayshore Recovery Plan and other relevant maps/documents and compiling 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 CCRVA 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 Coastal Model Ordinance (revised 2022) at https://www.nj.gov/dep/floodcontrol/modelord.htm in order to stay compliant with NFIP.	Planning Board and governing Body	DEP	1-2 years contingent on DEP	MRT's Flood Damage Prevention ordinance is from 2016 and needs revision. NJDEP updated the model ordinance in 2022 to be compliant with NFIP and MRT needs to be consistent.
C3	Climate Resilience Planning		Review the Blue Acres Program and see if it might be an option for any Non-mitigated repetitive loss properties in the community.	Governing body	DEP, OEM, FEMA		Maurice River has 10 Repetitive Loss properties and no Severe Repetitive Loss properties. (84 NFIP policies with 108 losses during participation). Per 2021 HMP Annex. Consider joining the NJ Coastal Coalition to gain assistance for CRS and potentially join the Multi-

#	Topic	Req (*)	Activity	Page 2 of 6 Local Effort	Assistance	Time Frame	Comments
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, NJCC		jurisdictional Public Participation and Information group (MJPP). Flood insurance penetration in MRT is 35%, thus there are many MRT residents vulnerable to unprotected flood risk.
C5	Climate Resilience Planning		Review 26 projects in Bayshore Recovery Plan, HMP and other plans; develop complete list /strategy and seek support to implement the most critical actions (Includes resiliency of East Point Lighthouse.)	Resiliency Team	Bayshore Council, FEMA, OEM, DEP, OPA, NGOs		MRT has applied for BRIC DTA, s+H9:11 seeking help for prioritizing and researching feasibility of mitigation efforts (i.e. berms etc.) and developing a resilience strategy/funding plan.
C6	Climate Resilience Planning		Consider adopting a wildfire protection ordinance and/or Community Wildfire Protection Plan	Resiliency Team	DEP, SJ		MRT has utilized a Resilience Tteam for its NJ Resilience Accelerator which it should consider making a standing committee for ongoing resilience work.
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. (MRT's Green Team had been inactive but was rejuvenated with a 1/19/2023 Resolution - it could potentially 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	Master Plan scheduled for 2023. Rutgers doing CCRHVA. 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.	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			
D6	Land Use	*	Add appropriate Flood Hazard and Critical Environmental 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. Any CES required HSD shall also be submitted to NJDEP for review and comment.

Page 3 of 6							
#	Topic	Req (*)	Activity	Local Effort	Assistance	Time Frame	Comments
D7	Land Use	*	Establish affordable housing obligation/plan/spending plan as needed.	Governing body, planning board	DCA, Fair Shair Housing , Courts	1-3 years	Update housing element with 2023 Master Plan update
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			Vacant Land inventory should be compared to municipal buildout analysis and incorporated into climate change vulnerability assessment
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). MRT can acquire its local inventory data and use it as a baseline. Sustainable Jersey points and support. BPU provides funding for municipal energy audits: (http://www.njcleanenergy.com/commercial-industrial/programs/local-government-energy-audit/local-government-energy-audit)
E4	Energy	*	Energy Tracking & Management - establish energy use baselines, tracking, mgt & reporting systems	Planning Board, governing body & Green Team	Sustainable Jersey/BPU	2-3 years	https://www.sustainablejersey.com/actions/#open/action/482
E5	Energy	*	Fleet Inventory and establish target for green fleet conversion.	Governing body & Green Team	Sustainable Jersey/BPU	w/in 3 years	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	Governing body & Green Team	BPU, DEP, SJ possible \$\$		Sustainable Jersey points and support
E9	Energy		Consider installing EV charging stations (s) at key locations in the municipality.	Governing body & Green Team	BPU, DEP, SJ possible \$\$		Sustainable Jersey points and support
F1	Conservation		Maintain NJUCG accreditation, Tree Hazard Inventory & Community Forestry Mgt Plan.	Forestry Mgt Comm	DEP;Sustainable Jersey	2-3 years	MRT has these and should 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.

Page 4 of 6							
#	Topic	Req (*)	Activity	Local Effort	Assistance	Time Frame	Comments
F4	Conservation	*	Develop as needed OSRP section addressing habitat corridors and flood protection. Coordinate with county and surrounding municipalities. Also incorporate conservation easement tracking and monitoring.	Governing body, NGOs, Planning Board, Green Team	DEP/ Green Acres technical assistance and funding	Possibly in conjunction ERI update. Complete in 1-4 years	NJDEP Connecting Habitats Across NJ (CHANJ) mapping can be of assistance to identify potential corridors https://www.njfishandwildlife.com/ensp/chanj.htm Be sure to incorporate climate change considerations and identify the CESs in relevant maps.
F5	Conservation	*	Crosscheck the 2015 ERI with the CCRHVA and make necessary revisions based on findings.	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 MRT and identify if any of these Known Contaminated Sites (KCS) are vulnerable to climate change based on the CCRHVA.	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.
F7	Conservation	*	Adopt a Stream Corridor/Riparian Zone Ordinance	Governing Body		1-2 years	Sample provided (Only necessary outside of River Conservation District)
F8	Conservation		Consider submitting Green Acres application(s) to enhance public water access/public boat launch; walking/bike trails	Governing Body			SJTPO is conducting Maurice River Corridor Study that may assist with this
G1	Transportation & Circulation	*	Adopt a Complete & Green Streets Policy and Implementation Plan into the Circulation Element of the Master Plan.	Planning Board, governing body & Green Team	NJDOT, SJ	2-3 years	Model ordinances to be provided. Minor edits are acceptable.
G2	Transportation & Circulation	*	Develop a Circulation Element of Master Plan to address opportunities for shared parking, goods movement, and improvements to transit and circulation, in particular, ensure that non-vehicular transportation is encouraged.	Planning Board	NJDOT, SJTPO	3- 5 years	SJTPO is conducting Maurice River Corridor Study that assist with this
G3	Transportation & Circulation		Coordinated assistance in preparation and implementation of bike/ped studies to update the vehicular and pedestrian circulation.		NJDOT, SJTPO, Cumberland County		SJTPO is conducting Maurice River Corridor Study that assist with this
H1	Transit		Improve transit options		NJT, County		
I1	Infrastructure	*	Review and update as necessary Utilities Element of the Master Plan. Confirm the condition and capacity of the stormwater drainage system. Incorporate climate change implications including monitoring assessing potential for salt water intrusion in local wells.	Planning Board	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.
I3	Infrastructure		Evaluate and update regularly the Stormwater Management Plan and Ordinance for consistency with the current Stormwater Management Rules. Submit MS-4 Permit reports each May. Be aware of local TMDLs.		DEP/other agencies technical & \$\$\$ for SW projects		SPPP should be up to date and submit MS4 reports each May. MRT updated its stormwater ordinance in 2021.

#	Topic	Req (*)	Activity	Page 5 of 6 Local Effort	Assistance	Time Frame	Comments
I4	Infrastructure		Adopt an Impervious Surface Reduction Ordinance - incorporate expected increases in precipitation/temperature related to 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		Build on Rutgers' Impervious surface assessment report, integrate green infrastructure in future development and seek funds to implement proposed GI in Rutgers plan,.
I5	Infrastructure		Follow up on SEASRCH Grant findings if wastewater needs arise. Be sure to avoid flood hazard area and protect from climate change considerations.	Engineer and governing body, Sdept of Corrections, County and Millville.	DEP and County technical assistance, Ibank etc	As soon as practical	Agencies support to the extent practicable. Revisit resources developed through the Bayshore Recovery Infrastructure Task Force with FEMA assistance..
I6	Infrastructure		Consider issuing a general maintenance and repair permit for drainage ditches	Engineer, Governing body and County .	DEP, County		There has been discussion and a request to streamline the permitting process for permits to maintain ditches.
J1	Sustainability		Develop green building and sustainable design guidelines for new development - consider requiring "green buildings" (LEED, Green Globes) in	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 including: • Define sustainability and resilience in MRT • Statutory basis and relationship to other elements • 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 succinct vision statement for local sustainability/resilience • Establish goals and objectives • Develop strategies and actions, typically organized by topic area, such as land use, transportation, energy, water, waste, etc. • Establish performance measures/metrics for tracking progress • Assign responsible parties for actions • This could be expanded to be a Climate Action Plan if so desired.		DEP, Sustainable Jersey, OPA	Report on progress in biennial review	Sustainable Jersey points.
K1	Economic Development		Promote Maurice River Township'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 interests in discussions, event coordination and marketing campaigns. Consult Bayshore Recovery Plan for strategy.

#	Topic	Req (*)	Activity	Page 6 of 6 Local Effort	Assistance	Time Frame	Comments
K2	Economic Development		Consider a Farmland Preservation Plan strategy to support remaining farmland and farm operations.		NJDA		Look at ensuring preservation/functionality of remaining farms. Make use of existing county plans.
L1	Historic Resources		Consider preparing an Historic Preservation element. Historic structures should be protected with enhanced stormwater management plans and flood minimization plans.	Governing body	SHPO, County, Heritage Society	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
L2	Historic Resources		Consider partnering with the MRT Heritage Society to create or update a historic resources inventory, and then prepare and adopting a historic preservation ordinance.	Governing Body, Planning board, Green Team	SHPO, County	Report on progress in biennial review	
M1	Planning	*	Prepare Community Facilities Plan especially as it relates to climate vulnerabilities	Planning Board	Technical assistance	3 years	
M2	Planning	*	5 year capital improvement plan per MLUL		Agencies assist with potential funding sources		Agencies assist with potential funding sources
N1	Environmental Justice	*	Develop a Municipal EJ Action Plan. 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. NJDEP EJ Guidance at https://dep.nj.gov/ej/