



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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SHEILA Y. OLIVER  
*LT. GOVERNOR*

DONNA A. RENDEIRO  
*Executive Director/Secretary*

Resolution No. 2023-13  
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Date: July 5, 2023  
Patron: Thomas Wright

**RESOLUTION  
ADOPTING THE PLAN ENDORSEMENT PETITION  
FOR THE BOROUGH OF STONE HARBOR, CAPE MAY COUNTY  
AND DESIGNATING ONE 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 February 2020, the Borough of Stone Harbor (Borough), in Cape May 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 Borough and the Staff and Executive Director of OPA, in consultation with the relevant State agencies, have collaborated and refined the Center boundaries and Node, as shown in the Maps, EXHIBITS A, and B, 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 Borough 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 Boroughs Petition for Plan Endorsement; and,

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

**WHEREAS**, on June 21, 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 Borough plans to formally adopted the attached PIA on July 18, 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, and B, and,

**WHEREAS**, the Commission has determined the Petition submitted by the Borough including proposed changes to the State Plan Policy Map designations, Center boundaries and the Node as negotiated by OPA, the Borough, and the relevant State agencies, and shown in EXHIBITS A, and B, 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 Borough; 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 Borough 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 Borough 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 Borough, as shown in EXHIBITS A, and B, 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 Borough 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 D, so that the plan of the Borough 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 July 5, 2023



Donna A Rendeiro, Secretary  
State Planning Commission  
Date: July 5, 2023

**Exhibit A**



**Exhibit B**

**Exhibit C**



**Exhibit D**

PIA Stone Harbor FINAL 6-15-23							
#	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 JuLY 5, 2024; then JuLY 5, 2025, 2027, 2029, 2031, 2033	First year = Annual Report then Biennial Reports for the next 8 years. (Include status on PIA actions, any land use ordinances and site plan applications/approvals).
A2	Administrative	*	After adoption, Stone Harbor 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		Continue to support the Go Green Stone Harbor and enlist them to work on the PIA actions as appropriate.		Council, Green Team	ongoing	Stone Harbor has been Certified Bronze twice and Silver once; most recently in Bronze in 2021 and could again hit Silver and maybe a Gold Star with this PIA.
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, Go 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.
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. Be sure to include assessment of salt water intrusion as a threat.	Public Works, Planning Board, OEM, Go Green Team,	DEP/SJ, NJ Adapt, OPA, DEP	Within 4 years	Gather SH's HMP Annex and other relevant maps/documents, use NJ Adapt to 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/actions to increase resilience and reduce risk.
C2	Climate Resilience Planning	*	Review/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.htm">https://www.nj.gov/dep/floodcontrol/modelord.htm</a> in order to be NFIP compliant.	Planning Board and governing Body	DEP	1-2 years contingent on DEP	SH's Flood Loss ordinance is from 2017 (with an addition of 2ft freeboard requirement in 2018) and needs revision. NJDEP updated the model ordinance in 2022 to be compliant with NFIP.

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		SH has 137 Repetitive loss properties and 38 Severe Repetitive Loss properties. 44 properties have been mitigated.(1,959 NFIP policies with \$388,798 in losses during participation). Per 2021 HMP Annex.
C4	Climate Resilience Planning		Continue participating in the CRS program and continue addressing Repetitive Loss (RL) and Severe Repetitive Loss (SRL) properties and other vulnerabilities.	Governing body	DEP, OEM, FEMA, NJCC		SH is part of the NJ Coastal Coalition, is a CRS Level 5 community is a member of the Multi-jurisdictional Public Participation and Information group (MJPP)
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. (SH 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	Sustainable Jersey points and support. Address MLUL requirements.
D3	Land Use	*	The municipality shall 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 with an additional 2ft freeboard added in 2018 and needs revision (see C2). NJDEP Updated the model ordinance in 2022 to be compliant with NFIP.
D5	Land Use		Consider developing and adopting an Open Space and Recreation Plan including considerations for climate change. Then utilize Green acres and/or County Open Space funds to achieve stated open space/recreation goals from the Master Plan Reexam and MSA.	Work with County, neighboring communities, DEP, NGOs and OPA for planning/support.	County and Green Acres Funding as applicable.	1-2 years for plan 1-3 years after plan for first projects implementation.	Incorporate climate change considerations as needed into 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.

D7	Land Use	*	Continue implementation of affordable housing/ spending plan based on Settlement Agreement.	Governing body, planning board	DCA, Fair Shair	1-3 years	
E1	Energy	*	Public EV charging infrastructure feasibility and supporting ordinances	Governing body & Green Team	DCA, BPU, DEP, SJ possible \$\$	1-2 years	It looks like Stone Harbor still needs to 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 for 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 reduce or waive permit fees and recognize businesses/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	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). SH 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/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> )
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	BPU, DEP, SJ possible \$\$	w/in 3 years	Sustainable Jersey points and support - SH appears to have accomplished this, please confirm.
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(s) 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		NJUFCP accreditation, a Tree Protection Ordinance and/or Tree Risk Assessment Plan.	Planning Board, governing body & Green Team	DEP; Sustainable Jersey	2-3 years	SH has a Forestry Management Plan, NJUFC accreditation as of 2017 and should consider these.
F2	Conservation	*	Adopt a wellhead protection ordinance with specifics to protect water quality and public health.	Planning Board, governing body & Green Team	DEP	2-3 years	Sample provided
F4	Conservation	*	Review existing plans and enhance Conservation/Habitat Conservation element and or a section in the OSRP Plan (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. Include strategies for management and mitigation of wetlands in the borough.	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	*	Prepare and Environmental Resource Inventory ERI, especially 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 SH 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	1-4 years After CCRHVA	The one KCS listed (Smugglers Cove) has recently been remediated.
F7	Conservation	*	Adopt a Stream Corridor/Riparian Zone Ordinance if relevant	Governing Body		1-2 years	Sample provided
GI	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	2-4 years	Model ordinances to be provided. Minor edits are acceptable.

G2	Transportation & Circulation	*	Develop a 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. Encourage non-vehicular transportation.	Planning Board	NJDOT, SJTPO	4 years	Stone Harbor agrees to work on the Circulation Element.
G3	Transportation & Circulation		Coordinated assistance in preparation and implementation of bike/ped studies to update the vehicular and pedestrian circulation.		NJDOT, SJTPO, Cape May Co Planning, Vorhees Trans Ctr		
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, wastewater conveyance 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.
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 and encourage installation of Green Infrastructure .		DEP and other agency technical & financial support for SW projects		SPPP should be up to date and submit MS4 reports each May. SH updated its stormwater ordinance in 3/2021.
I4	Infrastructure		Continue working with the County on addressing mitigation of Seven Mile Middle Regional Wastewater treatment capacity issues at build out.	Governing Body and County	DEP& others		
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	1-3 years	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: <ul style="list-style-type: none"> <li>• Define what sustainability and resilience mean to your community</li> <li>• Statutory basis for a sustainability element and how it relates to other elements of the plan</li> <li>• Document public engagement activities</li> <li>• Summarize existing conditions and trends, including any environmental justice (EJ) concerns and any available baseline assessment like greenhouse gas</li> <li>• Document community's existing sustainability policies and programs and accomplishments inventories, energy use assessments, or public health inventories</li> <li>• Establish a vision for local sustainability and resilience, expressed in a succinct statement</li> <li>• Establish sustainability and resilience goals and objectives</li> <li>• Develop strategies and actions for achieving sustainability objectives, typically organized by topic area, such as land use, transportation, energy, water, waste, etc.</li> <li>• Establish performance measures and metrics for tracking progress toward objectives</li> <li>• Assign responsible parties for implementation actions</li> <li>• This could be expanded to be a Climate Action Plan if so desired.</li> </ul>	Green Team - DEP, Sustainable Jersey, DVRPC, OPA	Report on progress in biennial review	Sustainable Jersey points.
J4	Sustainability	*	Review recycling code to ensure consistency.			Stone Harbor has an extensive recycling code, environmentally acceptable packaging and products ordinance and Green Team support for residents.
K1	Economic Development		Promote economic sustainability through coordinated planning with business and property owners and 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, Chambers, NGOs, NJ Tourism, USDA, and others	Ongoing	Coordinate marketing efforts with neighboring communities. Engage NGO and business interestes in discussions, event coordination and marketing campaigns.
L1	Historic Resources		Review and update 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 grants: <a href="https://nj.gov/state/historical/his-grants.shtml">https://nj.gov/state/historical/his-grants.shtml</a> and Historic Trust <a href="https://www.nj.gov/dca/njht/">https://www.nj.gov/dca/njht/</a> Work with SHPO to develop planning documents, guidance: <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, updating historic resources inventory, then prepare and adopt 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 yr capital improvement plan per MLUL				
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 <a href="https://dep.nj.gov/ej/">https://dep.nj.gov/ej/</a>