



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*

SHEILAY. OLIVER  
*Lt. GOVERNOR*

DONNA A. RENDEIRO  
*Executive Director/Secretary*

Resolution 2023-16  
Page 1 of 3

August 2, 2023  
Patron: Thomas K. Wright

**RESOLUTION  
ADOPTING THE PLAN ENDORSEMENT PETITION FOR  
THE TOWNSHIP OF BEDMINSTER, SOMERSET COUNTY  
AND DESIGNATING ONE TOWN CENTER AND ONE VILLAGE 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 relevant State agencies and county and local governments; and

**WHEREAS**, on July 21, 2020, the Township of Bedminster (Township) in Somerset 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 its 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 the OPA, in consultation with relevant State agencies, have collaborated and refined the Center boundaries and Planning Areas and Critical Environmental Sites, as shown in the Map (Exhibit A); 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 relevant State agencies and the Township to take in order to receive Plan Endorsement, including the timeframe(s) for completion of those requirements and the steps to be taken by 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 (Exhibit B); and

**WHEREAS**, on July 14, 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 anticipates formally adopting the attached PIA 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 (Exhibit A); and

**WHEREAS**, the Commission has determined the Petition submitted by the Township, including proposed changes to the State Plan Policy Map designations, Town Center and Village Center boundaries as negotiated by OPA, the Township, and relevant State agencies (Exhibit A), 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, conditioned upon the Township's approval of the PIA and map within 60 days; 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 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 Policy Map in the Township (Exhibit A); 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 B) so that the plan of the Township is no longer consistent with the State Plan; and

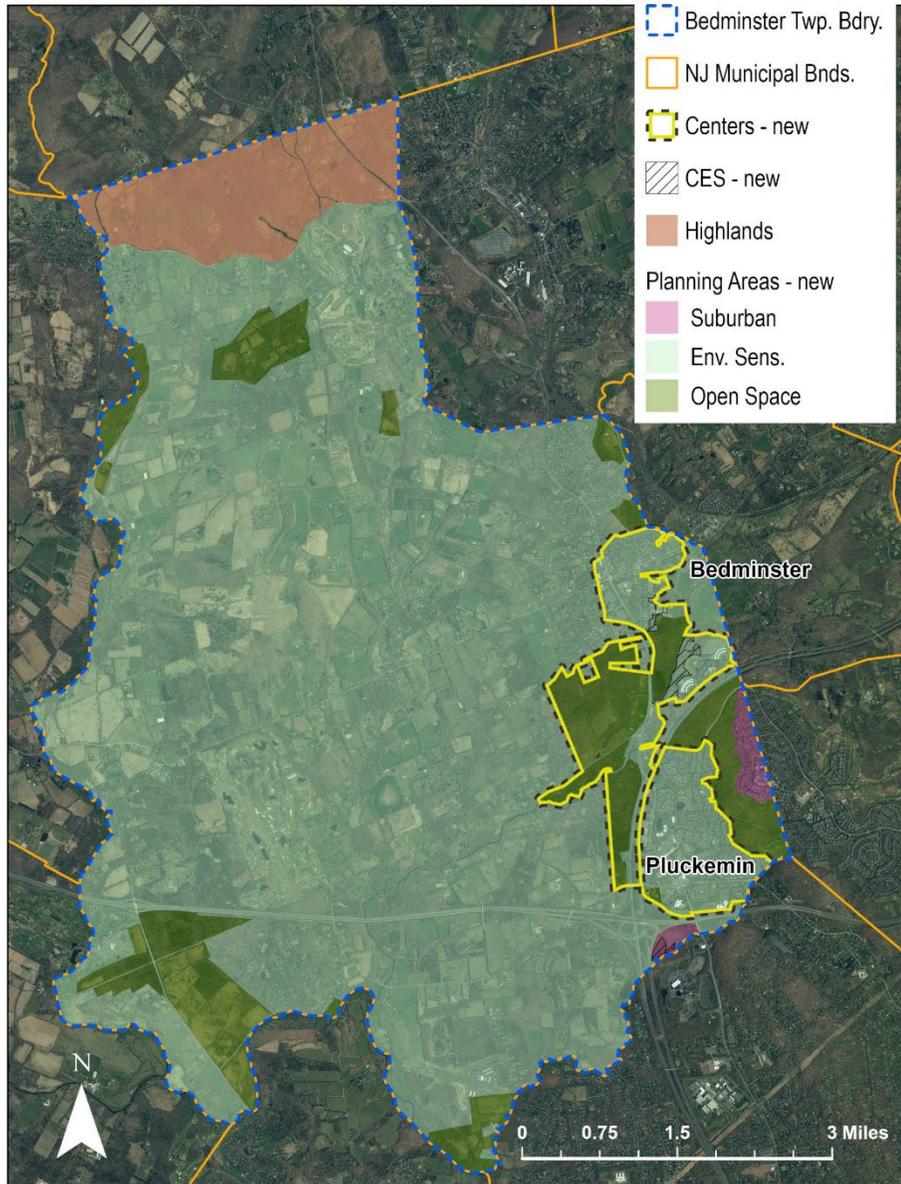
**BE IT FURTHER RESOLVED**, that the Commission authorizes the Executive Director to take all actions necessary to affect the Plan Endorsement approval reflected in the supporting documentation attached hereto.

I hereby certify that this resolution was  
duly adopted by the State Planning Commission  
at its meeting on August 2, 2023



Donna A Rendeiro, Secretary  
State Planning Commission  
Date: August 2, 2023

## Exhibit A



### Proposed Map Amendments:

New PAs	Sum of ACRES
HIGHLANDS	987.25
ENV SENS	14,058.63
OPEN SPACE	1,693.58
SUBURBAN	117.08
<b>Grand Total</b>	<b>16,856.54</b>

Centers-new	Sum of ACRES
Bedminster	390.91
Pluckemin	484.42
River Rd Park	500.48
<b>Grand Total</b>	<b>1,375.81</b>

**Bedminster Final PIA 7/21/2023**

**Exhibit B**

#	Topic	Req (*)	Activity	Local Effort	Assistance	Time Frame	Comments
A1	Administrative	*	After SPC adopts resolution granting PE: OPA sends certified resolution to NJ State Register, updates GIS layer, sends fully signed documents to petitioner and posts signed and certified documents on OPA website.		OPA	ASAP Upon completion of all resolutions	
A2	Administrative	*	One year from endorsement and biennially thereafter, report to the SPC about the status of your planning efforts, ordinance adoption and other accomplishments form the PIA.	Planning Board and governing body	OPA	1st Due XXXX; then so on	First year = Annual Report then Biennial Reports for the next 8 years on PIA action status..
A3	Administrative	*	After adoption, the municipality shall submit any new or modified land use ordinances or other planning documents.	Planning Board and governing body	Technical assistance	Include in biennial report.	
B1	Public Info & Community Engagement		Continue participating in the Sustainable Jersey (SJ) program by engaging a Green Team and recruiting capable volunteer residents and others to support actions committed to by the municipality.	Governing body, Green Team	OPA, SJ	ongoing	Bedminster received Bronze certification in 2015, but should continue to be engaged with SJ
B2	Public Info & Community Engagement		Many actions 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 meaningful involvement in community planning and decision making.	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	Year 1 and 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 <b>Climate Change-Related Hazard Vulnerability Assessment (CCRHVA)</b> that meets the requirements of the MLUL per P.L.2021, c.6.	All municipal hands should be engaged.	Somerset County, OPA, DEP, SJ,	1-4 years	<p>Bedminster should review its existing data, maps, HMP Annex and assessments and compile any additional data into an assessment and strategy to satisfy the requirements for the Community Change Related Hazard Vulnerability Assessment (CCRHVA) in the MLUL per NJDEP. Expand on the local annex to the county HMP to include climate impacts for temperature, precipitation, flooding, heat island, and vulnerability of public and private potable wells, pump stations and wastewater treatment.</p> <ul style="list-style-type: none"> <li>o Identify and document any utility sites, facilities, equipment, conveyance piping, overhead utility lines, etc. that may be vulnerable to climate impacts or other environmental hazards.</li> <li>o Confirm the condition and capacity of these utility sites, facilities, equipment, etc.</li> <li>o DEP strongly advises against new utility development in areas identified as vulnerable to natural hazards in current and projected condition. Findings from the CCRHVA should guide strategies and actions to increase resilience and reduce risk moving forward.</li> </ul> <p>The Highlands Council is currently developing guidance materials for municipalities that will assist in completion of CCRHVA's and in incorporation of climate resiliency planning into municipal master plans. The Council will provide grant funding for these initiatives. Contact the Highlands Council by phone at 908-879-</p>
----	-----------------------------	---	---	--	--------------------------------	-----------	---

C2	Climate Resilience Planning	*	Review and update the Flood Damage Protection Ordinance with the current NJ Riverine 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 governing Body	DEP	1-3 years	Bedminster should update its ordinance to be consistent with the Department's riverine model code coordinated Flood Damage 20 Prevention Ordinance. For guidance please review the riverine model ordinance at <a href="https://www.nj.gov/dep/floodcontrol/modelord.htm">https://www.nj.gov/dep/floodcontrol/modelord.htm</a> and FEMA guidance at <a href="https://www.fema.gov/floodplain-management/manage-risk/local">https://www.fema.gov/floodplain-management/manage-risk/local</a> . Date of Flood Loss ordinance? ( Ecode360) NJDEP updated the model ordinance in December 2020 to be compliant with NFIP. The model coastal ordinance provided by NJDEP can be found at <a href="https://www.nj.gov/dep/floodcontrol/modelord.htm">https://www.nj.gov/dep/floodcontrol/modelord.htm</a> The DEP is available to provide assistance to Bedminster Note: The DEP provides guidance based on current rules for municipal FHA ordinance updates (see above). The Department of Environmental Protection (Department) is proposing amendments to the rules governing Stormwater Management (SWM), N.J.A.C. 7:8, and the Flood Hazard Area Control Act (FHACA) Rules, N.J.A.C. 7:13. and is available for review at
C3	Climate Resilience Planning		Review the Blue Acres Program and determine if it is a feasible option for [owners of] Repetitive Loss properties that have not been mitigated, and/or are in flood hazard areas.	Governing Body	DEP, OEM, FEMA		Check HMP or ask NJOEM for the Township's # of Repetitive Loss and Severe Repetitive Loss properties, # NFIP properties; # claims, etc. (ex. 132 NFIP policies with 101 losses (including 36 Ida losses) during participation). Map these
D1	Land Use	*	Review plans and ordinances and remove impediments to, and encourage, green design throughout the communitiy. Make necessary modifications to ensure that innovative and sustainable construction alternatives and materials (such as green roofs) are permitted. Consider approving incentives for using innovative roofing alternatives and materials	Planning Board and governing Body	OPA, NJDEP technical assistance	1-3 years	Sustainable Jersey points and support This activity is eligible for Highlands Council grant funding
D2	Land Use	*	Review and update Master Plan and all associated elements to consider climate resiliency and socially vulnerable populations.	Planning Board and governing Body	DEP, Sustainable NJ	1-3 years after CCRHVA	Sustainable Jersey points and support. Address MLUL requirements. This activity is eligible for Highlands Council grant funding.

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 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	Flood damage prevention ordinance date? The municipality needs to follow all regulations set forth by the NJDEP with regards to flood hazard area regulation, wetlands, etc. It does not site or recommend siting any affordable housing projects within a flood zone or a hazardous area. This activity is eligible for Highlands Council grant funding.
D4	Land Use		Update the Open Space & Recreation Plan (OSRP). Explore open space and recreation opportunities with the State and County. Explore purchases of additional properties for active recreation, preservation and flood protection.	Work with County	Green Acres Funding, Highlands Council and County as applicable.	1-3 years after CCRHVA	Petitioner will work closely with Green Acres, local advisory committee, County, County Improvement Authority, Highlands and property owners to negotiate the purchase of properties to be permanent open space. This activity is eligible for Highlands Council grant funding.
D5	Land Use	*	Add appropriate Overlay Zones to Zoning Ordinance/Map.	Planning Board		After CCRHVA	The municipality's zoning ordinance should be updated to include overlays that address stormwater management, aquifer recharge, steep slopes, 100 year and 500 year flood zones and critical habitat and habitat corridors. This includes a CES overlay for structures in the 100 year and 500 year flood zone and environmentally sensitive areas (ESA). This activity is eligible for Highlands Council grant funding.
D6	Land Use	*	Continue to address affordable housing obligation. Be sure to avoid flood hazard areas when siting affordable housing. Also consider rehabilitation of deteriorated and non-code compliant housing stock.	Governing body, planning board	DCA, OPA	dependant on situation.	DCA can help municipality determine whether they meet the bar for PE - depending on community housing market, demographics, current need etc. This activity is eligible for Highlands Council grant funding.
E1	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, OPA		Sustainable Jersey points and support This activity is eligible for Highlands Council grant funding.

E2	Sustainability	*	Streamline zoning code and permitting requirements to encourage solar and geothermal.	Planning Board, Governing Body & Green Team	DEP, BPU, SJ	1-2 year	Sustainable Jersey points and support This activity is eligible for Highlands Council grant funding.
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 desired.		DEP, Sustainable Jersey		Recommended. Report on progress in biennial review The Highlands Council guidance material discussed above under "Resiliency Planning," will include sustainability planning and incorporation of same into municipal master plans. As noted previously, this activity will be eligible for Highlands Council grant funding. See contact info above.
E4	Sustainability		Statement of consistency and recycling ordinance		SJ, OPA, Clean Communities		(Seeking clarity on what a 'statement of consistency' is...)
F1	Conservation	*	Tree Protection Ordinance , Tree Risk Assessment Plan as needed. Consider NJUCG accreditation	Planning Board, Governing Body & Green Team	DEP - Bureau of Sustainability; NJDEP Parks and Forestry; NJ Forest Fire Service; Sustainable Jersey	2-3 years	Compare to 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> ). Also, NJDEP Urban and Community Forestry guidelines are here: <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>
F2	Conservation	*	Adopt a wellhead protection ordinance in addition to the Environmentally Critical Area protection with specifics to protect water quality and public health.	Planning Board, Governing Body & Green Team	DEP	2-3 years	sample provided This activity is eligible for Highlands Council grant funding.

F3	Conservation	*	Develop and adopt a Water Conservation Ordinance that is mutually agreeable to the Township and DEP	Planning Board, Governing Body & Green Team	DEP	2-3 years	Sample provided This activity is eligible for Highlands Council grant funding.
F4	Conservation		Prepare and adopt a Habitat Conservation Plan and protection measures to maintain habitat. Coordinate with county and surrounding municipalities to expand corridors of open space and natural features to support habitat connectivity.	Planning Board, Governing Body & Green Team	DEP technical assistance and funding	2-3 years	The Habitat Conservation may potentially be included as part of the Conservation Plan rather than an individual plan. 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> This activity is eligible for Highlands Council grant
F5	Conservation		Once Habitat Conservation Plan adopted. Consider adding to Master Plan as a Conservation Plan Element	Planning Board, Governing Body & Green Team	DEP technical assistance and funding	After Habittat Conservatiuon Adopted and before Master Plan Reexamination	<a href="https://www.njfishandwildlife.com/ensp/chanj.htm">https://www.njfishandwildlife.com/ensp/chanj.htm</a> <u>This activity is eligible for Highlands Council grant funding.</u>
F6	Conservation	*	Review and update as necessary the Natural Resource Inventory, including climate change observations and concerns as they are relevant. DEP can assist with identifying what to update.	Planning Board, Governing Body & Green Team	DEP	1-3 years After CCRHVA	Incorporate findings from the CCRHVA, and CES overlays as appropriate. Update the natural resources inventory documents to account for any changes since the last inventory as well as climate change considerations. The Highlands Council has developed an interactive Environmental Resource Inventory tool that could assist significantly in addressing this task (see: <a href="https://www.highlandseri.com/">https://www.highlandseri.com/</a> ). This activity is eligible for Highlands Council grant funding.
F7	Conservation	*	Review and update as necessary the inventory of contaminated sites, identify if any of these Known Contaminated Sites (KCS) are within the proposed center and/or are vulnerable to climate change.	Planning Board, Governing Body & Green Team		1-3 years After CCRHVA	Review and update with climate impact considerations, findings from the CCRHVA, and CES overlays as appropriate. The Township follows the mapping and inventory provided by the NJDEP. This activity could be undertaken as a component of
F8	Conservation	*	Adopt a stream corridor/Riparian Zone protection ordinance	Planning Board, Governing Body & Green Team		1-3 years After CCRHVA	Pay particular attention to the C1 waters in the Township. Review and update with climate impact considerations, findings from the CCRHVA, and CES overlays as appropriate. This activity is eligible for Highlands Council grant funding.

F9	Conservation	*	Update ROSI since it is almost 10 years since last updated	Planning Board, Governing Body & Green Team	Somerset County, DEP	Within 4 years from receiving PE	<a href="https://dep.nj.gov/otpla/rosi/">https://dep.nj.gov/otpla/rosi/</a>
F10	Conservation	*	Continue to work with County to provide and expand corridors of open space and natural features to protect historic structures, support habitat connectivity and adapt to changing climate condition	Planning Board, Governing Body & Green Team	Somerset County, DEP Green Acres	ongoing	Provide update during biennial review
G1	Transportation & Circulation	*	Incorporate Complete and Green Streets policy and Implementation Plan into the Circulation Element of the Master Plan All new transportation projects that impact any Right-of-Way made within Bedminster will be consistent with this plan and the adopted Complete Streets Policy.	Planning Board, Governing Body & Green Team	NJDOT, NJ TPA, Somerset County	2-3 years	Samples provided  Township will seek funding to implement Safe Streets plan Complete and Green Streets updates to master plan, development regulations, and local government policies are eligible for Highlands Council grant funding.
G3	Transportation & Circulation		Implement expansion of bike/ped network.	Governing Body, Planning Board	NJDOT, NJ TPA, Somerset County		This activity is eligible for Highlands Council grant funding.
G4	Transportation & Circulation		Seek coordination of services for commuters to train station	Governing Body, Planning Board	NJ Transit, NJDOT, NJ TPA, SCOOT, Somerset County	ongoing	Bedminster mentioned in MSA
G5	Transportation & Circulation	*	Explore ways to manage goods movement in the community and incorporate into future Master Plan updates.	Planning Board, Governing Body	NJDOT, NJ TPA, Somerset County	When updating Master Plan	NJDOT can offer guidance
H1	Highlands		Continue speaking with the Highland Planning Council to ensure the Township and the Highlands are working effectively	Governing Body, Planning Board	Highlands Council	ongoing	Recommended. Report on progress in biennial review

H2	Agriculture		Update its 2003 Farmland Preservation Plan and continue its farmland preservation efforts. Incorporate standards and priorities for protection of Important Farmland Soils across the Township.	Governing Body, Planning Board	NJ AG, SADC, Highlands	1 Year	Recommended. Report on progress in biennial review. This activity is eligible for Highlands Council grant funding.
H3	Agriculture		Develop an Agriculture Retention Plan focused on retaining, supporting the Township agricultural base and promoting it as an important economic and food supply resource - one that may grow more important to the community and the region as climate change takes its toll on agriculture more broadly.	Governing Body, Planning Board	NJ AG, SADC, Highlands	ongoing	This activity is eligible for Highlands Council grant funding.
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)	The MPO prepared a greenhouse gas (GHG) inventory. (insert appropriate link here XXX) <a href="https://www.sjtpo.org/Documents/AirQuality/GreenhouseGasInventoryReport.pdf">https://www.sjtpo.org/Documents/AirQuality/GreenhouseGasInventoryReport.pdf</a> 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). XXX can acquire its local inventory data and use it as a baseline Sustainable Jersey points and support
I2	Energy	*	Energy Tracking & Management - establish energy use baselines, tracking, mgt & reporting systems	Township Committee		Year 1	<a href="https://www.sustainablejersey.com/actions/#open/action/482">https://www.sustainablejersey.com/actions/#open/action/482</a>
I3	Energy	*	Implement energy efficiency Measure for facilities	Township Committee		2 years and phased	Sustainable Jersey points and support
I4	Energy		Greening the municipal fleet: • Fleet Inventory and target for green fleet conversion.	Township Committee	Sustainable Jersey points and support	must do year 1	(Community status XXX.)
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)	(Community status XXX.)

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	Sustainable Jersey points and support
I7	Energy	*	Renewable Energy Generation: *Onsite Solar or *Geothermal system or *buy electric from a renewable source or *community solar project or *Renewable Energy Aggregation	Township Committee	BPU, DEP, SJ possible \$\$	must do 3 within 4 years	Sustainable Jersey points and support
I8	Energy	*	• Public EV charging infrastructure feasibility and supporting ordinances	Township Committee & Planning Board	BPU, DEP, SJ possible \$\$	1-2 years	Sustainable Jersey points and support The Township adopted the EV ordinance. Planning for EV infrastructure will be included in the Highlands Council Climate Resiliency Planning guidance; also eligible for Highlands Council grant funding
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 participate in education on PE and EVSE(1-2 yrs.); *Incentivize EV ready by reducing or waiving permit fees and providing recognition for businesses/entities that do it (2-3 yrs.); *Commitment from 3 or more partners for workplace or multi-family chargers (2-5 yrs.).	Township Committee & Planning Board	BPU, DEP, SJ possible \$\$	(Endorsed communities must do at least 3	Sustainable Jersey points and support The ordinance updates discussed under this activity will be eligible for Highlands Council grant funding in furtherance of resiliency planning efforts.
J1	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, NJ American Water.	DEP	1-3 years after CCRHVA	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.
J2	Infrastructure	*	Confirm that Somerset County has submitted a WMP with a Bedminster Chapter and a new FWSA map pursuant to 7:15-4.2 (c)	Somerset County	NJDEP		

J4	Infrastructure		Adopt an Impervious Surface Reduction Ordinance. It is strongly recommended that Bedminster incorporate expected increases in precipitation and temperature related to adverse impacts of climate change into an impervious surface reduction ordinance 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.	Township Committee	NJDEP		This activity is eligible for Highlands Council grant funding.
J5	Infrastructure/ Utilities	*	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.	Engineer, Township Committee and Planning Board	DEP and Somerset County technical assistance	1-2 years	Updates to the Stormwater Mgmt Plan and Ordinance are eligible for Highlands Council grant funding
K1	Economic Development		Promote Bedminster and Pluckemin Centers through coordinated planning efforts with business and property owners. Develop plans for center-based /walkability improvements in the Town Center and support economic development initiatives including façade and rehabilitation grant program, wayfinding signs, coordinated marketing efforts, etc.			ongoing	Report in biennial review Sustainable economic development planning is eligible for Highlands Council grant funding.
K2	Economic Development		Apply for EMERGE and any other economic incentive programs to support economic development, particularly for the former AT&T property	Township Committee	NJ EDA	Make applications when appropriate	Report in biennial review
L1	Historic Resources		Develop or Review and update Historic Preservation Ordinance, Inventory and Plan. Historic structures should be protected with enhanced stormwater management plans and flood minimization plans.	Historic Preservation Commission and Township Committee	SHPO, Somerset County	Report on progress in biennial review	(Status of Historic Preservation...) 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> Eligible for Highlands Council grant
M1	Planning	*	Update the Community Facilities Plan	Planning Board	Technical assistance	3 years	

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.
----	-----------------------	---	--	--	-------	---------------------------------------	--