



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

LT. GOVERNOR TAHESHA L. WAY  
SECRETARY OF STATE

THOMAS K. WRIGHT  
CHAIRMAN

DONNA A. RENDEIRO  
EXECUTIVE DIRECTOR/SECRETARY

Resolution No. 2024-04  
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Date: March 6, 2024  
Patron: Thomas Wright

**RESOLUTION**  
**ADOPTING THE PLAN ENDORSEMENT PETITION FOR**  
**THE TOWNSHIP OF BURLINGTON, BURLINGTON COUNTY**  
**AND DESIGNATING THREE NODES AND TWO CORES**

**WHEREAS**, pursuant to the State Planning Act, N.J.S.A. 52:18A-196 to -207 (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. 15:30, that establish procedures for the filing of petitions with the Commission for the purpose of, *inter alia*, seeking Plan Endorsement, N.J.A.C. 15:30--7.1 to -7.23, and amendments to the State Plan Policy Map, N.J.A.C. 15:30--8.1 to -8.7, 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 March 2020 the Township of Burlington (Township), in Burlington County contacted the Office of Planning Advocacy (OPA) to seek Plan Endorsement; and

**WHEREAS**, the Petition for Plan Endorsement (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 the OPA, in consultation with the relevant State agencies, have collaborated and refined the Center boundaries and Planning Areas, as shown in the Map (Exhibit A); and

**WHEREAS**, at the same time, the 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 (Exhibit B); and

**WHEREAS**, the Township formally adopted the attached PIA on February 13, 2024; and

**WHEREAS**, on February 21, 2024, the OPA presented its Recommendation Report and the PIA to the Plan Implementation Committee (PIC) of the Commission, which reviewed and considered the Petition, concurred with the recommendation to approve the Petition and PIA, and moved the Petition for consideration by the full Commission upon reaching consensus on the changes to the State Plan Policy Map; and

**WHEREAS**, the PIC has recommended that the Commission approve the Petition, grant Plan Endorsement, and formally amend the State Plan Policy Map (Exhibit A).

**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 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 (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. 15:30-7.1 to -7.23, and amending the State Plan Policy Map, N.J.A.C. 15:30-8.1 to -8.7, 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 February 7, 2024



Donna A Rendeiro, Secretary  
State Planning Commission  
Date: March 6, 2024