



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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LT. GOVERNOR

DONNA A. RENDEIRO
Executive Director/Secretary

Resolution No. 2022-02
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Date: February 2, 2022
Patron: Thomas Wright

RESOLUTION
ADOPTING THE PLAN ENDORSEMENT PETITION FOR
THE BOROUGH OF ALLENTOWN, MONMOUTH COUNTY
AND DESIGNATING ALLENTOWN'S 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 five types of centers: Urban Centers, Regional Centers, Town Centers, Village Centers, and Hamlets, and sets forth policies regarding the identification, delineation, development, and redevelopment of those centers; 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 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, Plan Endorsement memorializes and recognizes consistency of local land use practices to the State Plan and the State Plan Policy Map; and,

WHEREAS, in June, 2019 the Borough of Allentown (Borough), in Monmouth County contacted the Office of Planning Advocacy (OPA), to request renewal of its Plan Endorsement and their designated Center; 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 Borough 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 relevant State agencies, have collaborated and refined the Village Center boundary and Planning Areas, as shown in the Map, EXHIBIT A 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 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 relevant State agencies to review and support the Borough's 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 B; and,

WHEREAS, on January 19, 2022, the Office 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 PIC has recommended that the Commission approve the Petition, grant Plan Endorsement, and formerly amend the State Plan Policy Map, EXHIBIT A attached hereto; and,

WHEREAS, the Commission has determined the Petition submitted by the Borough including proposed changes to the State Plan Policy Map designations and Village Center as negotiated by OPA, the Borough, and relevant State agencies, and shown in 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 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 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 Borough, as shown in 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 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 B, 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 February 2, 2022



Donna A Rendeiro, Secretary
State Planning Commission
Dated: February 2, 2022

EXHIBIT A Allentown Borough Endorsement Proposed Mapping

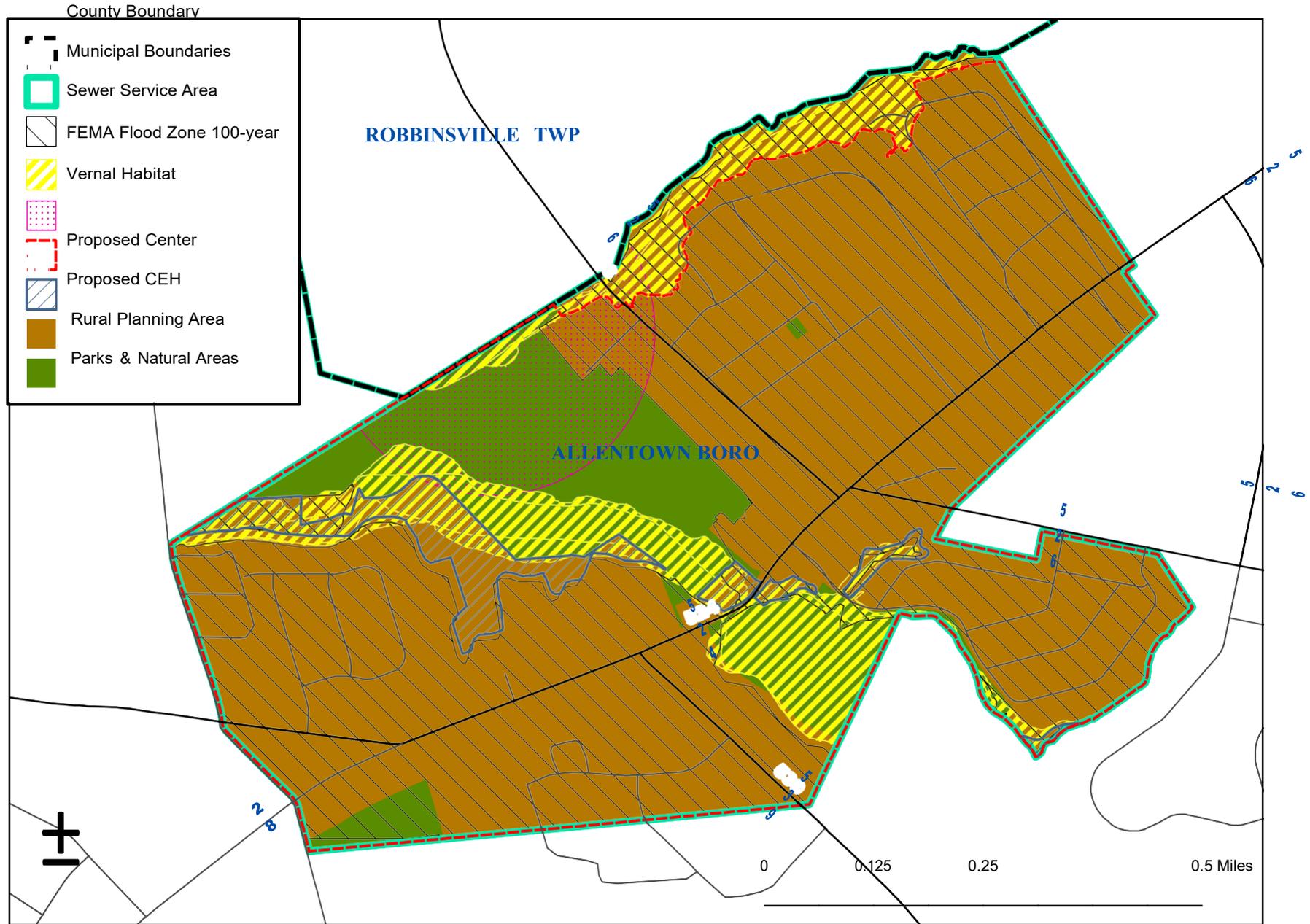


EXHIBIT B

BOROUGH OF ALLENTOWN DRAFT PIA						
TOPIC	ITEM NO.	ACTIVITY	LOCAL EFFORT	ASSISTANCE	TIME FRAME	COMMENTS
State Plan Map		After SPC adopts resolution granting PE, OPA sends certified resolution to NJ State Register and petitioner with PIA. OPA updates GIS layer. Petitioner signs and returns PIA to OPA. OPA Executive Director signs PIA and sends fully signed documents to petitioner and posts signed and certified documents to OPA website. State and regional agencies (as applicable) and the municipality follow through on PIA including delivery of benefits to municipality.	Petitioner receives and signs documents sends back to OPA.	OPA		OPA publishes in NJ Register, sends to petitioner, updates GIS and posts on OPA website.
Monitoring and Benefits		Municipality submits first annual report to OPA then biennial reports thereafter.	Municipality submits annual report 1 year after endorsement and first biennial is due year 2 of endorsement and every 2 years after.	OPA	Ongoing	Endorsement lasts 10 years.
Land Use/Climate Resilience and Social Equity	A1	Prepare and Complete Vulnerability Assessment	Vulnerability Assessment: The Town needs to further identify in Redevelopment Areas any vulnerable to future flooding during the planning process. Resiliency actions and restrictions should be applied to any sections in flood zones. DEP can offer Technical Assistance in clarifying development constraints for sites. Incorporate findings into master plan update and land use decisions. Assess vulnerability to current and projected future flooding events for the following assets and areas: >> Redevelopment Areas. Resiliency actions and restrictions should be applied to any sections in flood zones. DEP can offer Technical Assistance in clarifying development constraints for sites. >> Roadways and intersections, with particular attention to evacuation routes or critical access areas. >> Infrastructure that serves the town. Work with the utility authority and water purveyor to perform a detailed vulnerability assessment. >> Sewer treatment plant, pump stations, or outfalls in the flood zone. Work with the sewer utility to do so. Identify any stormwater outfalls in the flood zone as well. >> Public potable water wells and pump stations located in the flood zone. Additionally, DEP recommends that Morristown perform a similar analysis for private wells and both inform the owners of their vulnerability and identify potential solutions to the vulnerability. >> Any other areas that currently flood regularly. Identify steps that the Town has already taken to increase resiliency to increased temperature, precipitation, and natural hazards. Please be direct in explaining what actions have been taken. Any component of the vulnerability assessment not addressed in the Action Plan must be addressed in the PIA. Ultimately, findings from the assessment will be incorporated into the Local Resilience Strategy.	DEP, OPA	1-3 years after PE	Vulnerability Assessment submitted and approved by DEP. The first step in creating a Local Resilience Strategy. New plan endorsement guidelines require initial steps prior to endorsement. For this task, the Town can use NJ FloodMapper (https://www.njfloormapper.org/) and build on the Municipal Self-Assessment, Opportunities and Constraints Assessment (DEP element), and relevant hazard mitigation plans. NJ Forest Adapt (https://forestadapt.rutgers.edu/selection/), which illustrates precipitation and temperature change as well as ecological conditions, risks, and projected changes, is also recommended at this stage to better understand climate concerns beyond flooding.
Land Use	A2	Prepare and Complete Vulnerability Assessment	Begin to identify elements of the Master Plan that need to be modified after Vulnerability Assessment completed and Review and update Master Plan and of associated elements to consider climate resilience and social equity as necessary in accordance with ED 23, ED 89, and guidance. Update elements until all are completed.	Planning Board OPA, DEP, DCA, DOT Morris County	1 year after Vulnerability completed	
Land Use	A3	MP Element update	Update Master Plan elements to be compliant with climate resilience and social equity as necessary in accordance with ED 23, ED 89, and guidance. Update elements until all are completed.	Planning Board OPA, DEP, DCA, DOT Morris County	Within 4 years after Vulnerability Assessment	Incorporate findings from Vulnerability Assessment
Land Use	A4	MP Element update	Include a Municipal Recycling Element in Master Plan - confirm compliance with County Solid Waste Management Plan. Update the Statement of Consistency with the county to comply with current PE guidelines.	DEP	1-3 years	A 1987 Recycling Ordinance included in the Municipal SW Mgt Plan was last updated in 2010. The Town should more clearly explain in what ways it is consistent with the County Solid Waste Management Plan in their next Master Plan update.
Land Use	A5	Update Recycling Statement of Consistency and Municipal Recycling Element	Continue to expand recycling efforts through education and by developing innovative ways to reduce waste and promote recycling for homeowners and businesses.	OPA	Immediate and Ongoing	As required by the M.L.U.L.L.
Land Use	A6	Review and update Master Plan goals and objectives as directed by the MLU.	Planning Board and Municipal Committee	OPA	Immediate and Ongoing	As required by the M.L.U.L.L.
Land Use	A7	Revise the official zoning map and ordinances based on the Land Use Plan.	Planning Board and Municipal Committee	OPA	Immediate and Ongoing	As required by the M.L.U.L.L.
Land Use	A8	Update Master Plan and zoning ordinance based on current plans for rehabilitation, development and preservation.	Planning Board and Municipal Committee	County, OPA and NJDEP technical assistance	Before 2028	As required by the M.L.U.L.L.
Land Use	A9	Update Open Space and Recreation Plan (OSRP)	Last updated in 2018, this document should include any additional open space acquisitions, habitat corridors preserved, bike paths and public access in Allentown and shared with neighboring communities. Any update and should be consistent with the 2018 Master Plan Re-examination.	Green Acres Funding and County as applicable.	1-3 years	New open space plans should consider targeting flood prone areas of the Town for acquisition/preservation. Continue to update as needed to incorporate climate resilience and target flood prone areas for acquisition.
Land Use	A10	Update the Utilities Service Element Plan in the Master Plan	DEP will not require a comprehensive Utility Service Plan, but Allentown should: 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. Confirm the condition and capacity of these utility sites, facilities, equipment, etc. include any relevant findings in the Land Use Element update (climate change vulnerability assessment).	DEP	1-3 years	DEP strongly advises against new utility development in areas identified as vulnerable to natural hazards in current and projected conditions.
Land Use	A11	Update the Known Contaminated Sites Inventory	Include privately owned underground storage tanks and sanitary/industrial septic systems.	DEP	1-3 years	
Land Use	A12	Update the Vacant Land Inventory	Include any updates to the Contaminated Sites list/map. Identify if any of these Known Contaminated Sites (KCS) are in a flood zone and/or meet the DEP definition of a brownfield site.	DEP	1-3 years	
Land Use	A13	Consider adopting an Accessory Dwelling Unit (ADU) Ordinance in residential zones	Identify if additional unoccupied buildings are available for affordable housing	DCA, DEP	1-3 years	recommended
Climate Resilience and Social Equity		Create a Local Climate Resilience Strategy	Building on identified risks from the vulnerability assessment to mitigate risk for these assets and protect the community against future risks. Due to large amounts of impervious cover, Allentown should also plan for significant increases in temperature and stormwater runoff from precipitation.	Work with DEP's Blue Acres program to mitigate flood-prone properties.	2-4 years	Allentown will need to evaluate and update all ordinances to consider climate change impacts accordingly. DEP can assist with this effort.
Climate Resilience and Social Equity	B1	Adopt an Environmental Justice Action Plan	In accordance with PE Part III consistency Standards pg 34-36 on comprehensively addressing Environmental Justice and Social Equity, ED 23 and related enacted legislation, State guidelines and regulation. As discussed in the OCA, Allentown should assess social vulnerabilities for residents in hazard-prone areas that may suffer economic and health impacts of climate change, including the elderly, disabled, minorities, and those without personal transportation. Allentown shall evaluate and update all ordinances to consider environmental justice and social equity accordingly. DEP can provide assistance. Empower residents including most socially vulnerable to participate in decision making that impacts the community health and environment. Fair Housing - Any redevelopment area should not include housing or mixed use in which road access and evacuation is adversely impacted by flood waters. Last updated in 2017, provide most recent update to Allentown's Fair Share Plan of Housing Element.		2-4 years	
Climate Resilience and Social Equity	B2	Create and adopt a Greenhouse Gas (GHG) Reduction Action Plan	Vacant Land Inventory - update as not enough vacant land and existing properties have been identified to meet affordable housing goals; identify existing properties that can satisfy requirements GHG reduction actions and reduction targets should be incorporated into the land use element of MP per PE guidance Energy section (pg 36-38) >> Conduct energy audits of municipal facilities and operations; develop action plans for reducing municipal energy consumption and GHG emissions using NJ 2020 GHG emissions reduction target goals). Funding source - NJ Board of Public Utilities (BPU) Clean Energy Program >> Utilize other data sources including NJ Transportation Planning Authority, county and municipal level GHG emissions information for major community sectors/activities.	DEP	2-4 years	The process for developing this product is as important as the final document. The process should function to empower residents, particularly the Township's most socially vulnerable residents, to meaningfully participate in decision-making that affects their environment, communities, and health. This is explained in greater depth in the Plan Endorsement guidelines, which lays out several combinations of options under this goal. As discussed in the OCA, Allentown's redevelopment plans present the opportunity to incorporate energy efficiency, green building techniques, and green infrastructure to help reduce GHG emissions. Related GHG reduction actions include the following: >> Fleet inventory and target for green fleet conversion. >> Renewable Energy Aggregation. >> Community Energy Efficiency Outreach. >> Solar and Wind Ordinances. >> Community-led Solar Initiatives. >> Public EV charging infrastructure and supporting ordinances. >> GHG and Energy Audits on municipal buildings/facilities. >> Carbon Emission Inventory.
Ordinance Review	C1	Update Stormwater Protection Plan and Control Management Ordinance.	The Borough submitted an updated Stormwater Control Ordinance on 03/15/21. Confirm approval by Morris County.	DEP, OPA	1-3 years	The Town should notify OPA and submit the updated ordinance when it is approved.
Ordinance Review	C2	Update Tree Protection Ordinance, Community Tree Save Ordinance, and Community Forestry Plan.	The tree protection ordinance and community tree protection plan of 2017 should address street trees, tree removal/replacement, and logging operations, included those conducted on farm-assessed properties. The Borough adopted a Community Forestry Management Plan in 2017, but has not had the opportunity to review it. It should be updated as needed along with the Tree Protection Ordinance.		1-3 years	Review with NJ Urban and Community Forestry program recommendations for climate resilience. While a model from the state is forthcoming, Sustainable Jersey currently offers the following guidelines: https://www.sustainablejersey.com/actions/?type=133677436&x_sjcert_action%3BactionObject%3D464&x_sjcert_action%3BactionObject%3D464&x_sjcert_action%3BactionObject%3D464&x_sjcert_action%3BactionObject%3D464
Ordinance Review	C3	Update Historic and Cultural Resources Inventory, Historic Preservation Plan, and Flood Minimization Plan.	Historic Preservation Plan and Ordinance - 2017 update included in MP 2018; adopt historic district planning overlay in updated ordinance. Include pending amendment to add Block 17, Lot 12 to historic district Historic structures should be protected with enhanced stormwater management plans and flood minimization plans - several structures of historic value have been identified in flood zone. The Historic Preservation Ordinance should give the Historic Preservation Committee the ability to prevent inappropriate activity regarding historic properties as described in the Master Plan. The Historic Preservation Ordinance should include that historic structures be protected with enhanced stormwater management plans and flood minimization plans.	The DEP State Historic Preservation Office (SHPO) can support the Historic Preservation Committee and help with identification of eligible historic sites and provide guidance for plan recommendations and ordinance language.	1-3 years	NJ DEP understands that it is one of Allentown's goals to update this inventory as well as the 2017 Historic Preservation Plan and adopt an updated ordinance. Allentown can utilize SHPO's flood elevation standards and guidelines for historic properties: https://www.state.nj.gov/dep/historical/MULTI_DP_32_v1_101407ar.pdf Sustainable Jersey has a model ordinance available at: https://www.sustainablejersey.com/actions/flood
Ordinance Review	C4	Water Conservation Ordinance	NJDEP can provide a model ordinance to assist in development.	DEP	1-4 years	
Ordinance Review	C5	Wellhead Protection Ordinance	Allentown contains multiple community and non-community wellhead protection areas in the municipality as identified in the 2013 Environmental Resource Inventory. The Department can offer a model ordinance. There are no identified TMDLs. Update as necessary and to address climate resilience and areas in flood zone. The MP 2018 only included a map of wellhead protection areas. Include in plan lots and blocks of public and private potable wells, capacity of public wells, proximity to flood zones and known contaminated sites and septic systems.	DEP	1-4 years	

