



Atlantic County

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ATLANTIC COUNTY PLANNING ADVISORY BOARD

Office of GIS

RESOLUTION NO. 2025-1

RESOLUTION APPROVING THE COUNTY OF ATLANTIC CROSS-ACCEPTANCE RESPONSE TRANSMITTAL TO THE STATE PLANNING COMMISSION (SPC)

WHEREAS, the New Jersey State Planning Act (NJ Stat § 52:18A-196) calls for the periodic revision and readopting of the State Development and Redevelopment Plan (SDRP); and

WHEREAS, the SDRP shall provide a coordinated, integrated, and comprehensive plan for the growth, development, renewal, and conservation of the State and its regions, and shall identify areas for growth, agriculture, open space conservation, and other appropriate designations; and

WHEREAS, the New Jersey State Planning Commission (SPC), in accordance with the New Jersey State Planning Rules (N.J.A.C. 15:30-2.1), approved the release of the Preliminary SDRP on December 4, 2024; and

WHEREAS, the formal release of the Preliminary SDRP on December 6, 2024 commenced Cross Acceptance, an inter-jurisdictional process of soliciting and incorporating input into a Draft Final SDRP; and

WHEREAS, the County of Atlantic, in accordance with (N.J.A.C. 15:30-3.2), submitted a Notice of Participation to the New Jersey Office of Planning Advocacy (OPA) on July 02, 2024, thereby authorizing the Atlantic County Planning Advisory Board to participate in Cross Acceptance as the designated Negotiating Entity for the County of Atlantic and its municipalities; and

WHEREAS, Atlantic County's Work Program, which articulated the responsibilities of the Negotiating Entity throughout Cross Acceptance, was approved by OPA on February 28, 2025; and

WHEREAS, in said Work Program, the County of Atlantic agreed to submit comment to the SPC on the findings, recommendations, objections, and other information as set forth in the Cross Acceptance Response Template (CART); and

WHEREAS, the Atlantic County Planning Advisory Board, in its role as Negotiating Entity for the County of Atlantic, has prepared a Cross Acceptance Response summarizing the comments on the Preliminary SDRP of the County of Atlantic and of the following municipalities:

City of Absecon
City of Atlantic
City of Brigantine
Borough of Buena
Township of Buena Vista

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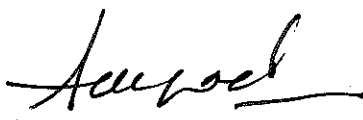
Atlantic County is an Equal Opportunity Employer



City of Corbin
City of Egg Harbor
Township of Egg Harbor
City of Estell Manor
Borough of Folsom
Township of Galloway
Township of Hamilton
Town of Hammonton
City of Linwood
Borough of Longport
City of Margate
Township of Mullica
City of Northfield
City of Pleasantville
City of Port Republic
City of Somers Point
City of Ventnor
Township of Weymouth

NOW THEREFORE, BE IT RESOLVED that the Atlantic County Planning Advisory Board hereby authorizes the transmittal of the Atlantic County Cross Acceptance Response to the State Planning Commission in furtherance of its continued participation in the Cross Acceptance process toward the adoption of a new State Development and Redevelopment Plan.

I hereby certify that the above is a true
copy of the Resolution adopted by the
Atlantic County Planning Advisory Board, at a meeting
held on June 4, 2025.



Amjad Rehman, Chairman
Atlantic County PAB

06/04/2025

Atlantic County Cross-Acceptance Response (CART) Summaries

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County of Atlantic

Planning Document Inventory:

Recent Documents	Date of Adoption & Comments
<input checked="" type="checkbox"/> Master Plan	2018
<input type="checkbox"/> Master Plan Reexamination Report	
<input checked="" type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32	
<input checked="" type="checkbox"/> Land Use Map	2014, Published as 2018 MP Element
<input checked="" type="checkbox"/> Housing Element & Fair Share Plan	2018 MP Element
<input type="checkbox"/> Zoning Ordinance	Governed at Municipal Level
<input type="checkbox"/> Zoning Map & Schedule	Published 2018 as MP Element Compiled from Municipalities
<input checked="" type="checkbox"/> Natural Resource Inventory	2018 MP Element
<input checked="" type="checkbox"/> Recreation and Open Space Inventory	2018 MP Element
<input type="checkbox"/> Redevelopment and/or Rehabilitation Plan	
<input type="checkbox"/> Resource Protection Ordinances	
<input checked="" type="checkbox"/> Farmland Preservation/Agricultural Retention Plan	
<input checked="" type="checkbox"/> Open Space Plan	2018
<input checked="" type="checkbox"/> Open Space Tax	
<input type="checkbox"/> Sustainable Jersey Membership	
<input checked="" type="checkbox"/> Other environmental groups	

Plan Analysis:

Equity Goal:

The Atlantic County Master Plan references equity under Statewide Policies and the protection of equity as it is seen in the “Garden State Values” contained in the Draft State Strategic Plan (2012). The County Master Plan promotes equity explicitly through the promotion of complete streets programs and encouraging non-motorized transportation options. Other equitable themes arise as sub-goals in the Sustainability and Resiliency Goals section under the “Social” category. Meeting housing needs of the population, enhancing quality of life by providing recreational and cultural amenities, and increasing health care access for County residents, especially those with limited mobility. The Housing Element also addresses affordable housing issues and the demographic make-up of the County.

Climate Change Goal:

Climate change is incorporated in the Atlantic County Masterplan in areas of land use impacts, sustainability, resiliency and the preservation of natural resources. Considerations about Climate Change revolve around the impacts of future sea-level rise and severe weather events on County infrastructure and future development. Multiple sub-goals under the Land Use Goals and Objectives refer to mitigating natural hazards, primarily flooding events that can occur in Coastal/CAFRA areas and wetlands around the County. The plan loosely mentions reduction of greenhouse gases by pursuing energy efficient measures to the County's buildings and fleet and educational resources for county citizens. The plan addresses emergency response routes and initiatives.

Natural and Water Resources Goal:

The County prioritizes the preservation of open space to protect sensitive environmental features while providing recreational opportunities. The County addresses the sustainability of the large agricultural industry in the County. The County supports programs that foster greater connectivity between farmers and their crops to local retailers and end-users that result in decreased costs and lowered GHG emissions. Air quality is mainly addressed via enhancing the County's transportation system - reducing traffic congestion while improving public transit ridership and designating transit villages. The County falls within a "not classified" maintenance area and a wider "non-attainment" area. Atlantic County's Masterplan generally agrees with goals listed for water quality.

Protect the Environment, Prevent and Clean Up Pollution Goal:

The County Master Plan addresses continuing support of the redevelopment and reuse of Brownfields, other contaminated sites and underutilized commercial and industrial properties. While not an explicitly state goal, the County and ACUA address recycling and waste management. The ACUA provides educational resources to County residents for waste management, recycling, and environmental preservation. The ACUA also conducts research, evaluation, and implementation of new waste management technologies that protect County waters and lands from pollution. The County is currently sourcing consultants to help update its 2009 Solid Waste Management Plan.

Public Facilities / Infrastructure Goal:

Atlantic County's Master Plan promotes the redevelopment and revitalization of infrastructure with resiliency and public safety in consideration. Improvements to the County's transportation network, solid waste management, wastewater management, and water supply were included. The County promotes municipalities to apply for Transit Oriented Development status through NJ Transit where applicable (near existing transit stations and hubs). The County mainly relies on auto-centric transportation throughout

majority of the County because of its rural areas and efficient county road network. The County advocates for programs that connect local agriculture to local retailers and end users to reduce costs and greenhouse gas pollution. The County encourages renewable energy and alternative energy solutions to decrease fossil fuel consumption. Lead abatement is not mentioned, although, the plan inventories Currently Known Extent (CKEs) of ground water contamination sites. More information on public health could be addressed in future county plans.

Housing Goal:

The County Master Plan aligns with promoting diverse housing stock to balance the needs of the county's diverse population. Atlantic County is focused on revitalizing old housing stock and promoting new mixed housing types where appropriate. There is a major consideration for housing needs of the County's aging population.

Economic Growth Goal:

Atlantic County promotes development where capital facilities are available and encourages diversification of the County's economy and job creation by supporting business attraction and development initiatives. The County enhances tourism through a variety of natural amenities and promotes the usage of Atlantic City International Airport. The County actively collaborates with Stockton University and Atlantic Cape Community College to ensure programs offered will produce well-rounded, skillful workforce candidates.

Archeological, Historic, Cultural, Scenic, Open Space, and Recreational Value Goal:

The Atlantic County Open Space and Recreation Plan (2018) generally aligns with most of the State Plan goals. There is mentioned of preserving storm water recharge lands to protect steep slopes. The County maps all open space types and preserved lands. Goals and objectives for historic and cultural resources are broad, however, the open space plan incorporates historic/cultural resource and historic district inventories. While there is no explicit goal for implementing the NJ Trails Plan (rails-to-trails), Atlantic County has been collaborating with SJTPO on a multi-jurisdictional bikeway project in which old county-owned railway ROW may be repurposed for a new trail. It may not be feasible to have 10-min walking distance from open spaces in all the county given the county's rural areas and Pinelands areas. The historic preservation component of the plan could be expanded.

Revitalization Goal:

The County generally supports the revitalization sub goals. The County's rural nature makes it difficult to invest in less auto-oriented transportation, however, the County has been

prioritizing alternate shuttle routes and bikeway/greenway initiatives. More could be incorporated for bolstering center-like features with appropriate suburban models and beautification.

Sound and Integrated Planning Goal:

The County is slightly limited in designating land use patterns, particularly as they relate to Pinelands and CAFRA areas. Land use patterns and zoning are also often more dependent on the County's municipalities and the Pinelands CMP. The County does advocate for discouraging urban sprawl by taking advantage of its existing infrastructure to reduce automobile usage and dependency and by preserving its natural environments. More detail could be incorporated into future county plans regarding the last sub-goal.

City of Atlantic

Planning Document Inventory:

Recent Documents	Date of Adoption & Comments
<input checked="" type="checkbox"/> Master Plan	6/1/2008
<input checked="" type="checkbox"/> Master Plan Reexamination Report	4/1/2016
<input type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32	
<input checked="" type="checkbox"/> Land Use Map	6/1/2008
<input checked="" type="checkbox"/> Housing Element & Fair Share Plan	6/1/2008
<input checked="" type="checkbox"/> Zoning Ordinance	2024
<input checked="" type="checkbox"/> Zoning Map & Schedule	2006
<input checked="" type="checkbox"/> Natural Resource Inventory	4/15/2019
<input checked="" type="checkbox"/> Recreation and Open Space Inventory	6/6/2021
<input checked="" type="checkbox"/> Redevelopment and/or Rehabilitation Plan	Various
<input checked="" type="checkbox"/> Resource Protection Ordinances	2015
<input type="checkbox"/> Farmland Preservation/Agricultural Retention Plan	County - 2017
<input checked="" type="checkbox"/> Open Space Plan	6/1/2008
<input type="checkbox"/> Open Space Tax	County
<input checked="" type="checkbox"/> Sustainable Jersey Membership	Bronze Certified (Recertifying in 2025)
<input checked="" type="checkbox"/> Other planning documents	Several

Plan Analysis and Areas of Agreement and Disagreement:

Disclaimer: No plan analysis was submitted by Rutala Associates LLC on behalf of Atlantic City.

City of Brigantine

Planning Document Inventory:

Recent Documents	Date of Adoption & Comments
<input checked="" type="checkbox"/> Master Plan	2010
<input checked="" type="checkbox"/> Master Plan Reexamination Report	2016
<input checked="" type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32	Master Plan Map in Atlantic County
<input type="checkbox"/> Land Use Map	6/1/2008
<input type="checkbox"/> Housing Element & Fair Share Plan	Affordable Housing Ordinance No. 16-2018 2025 – Present need: 13, Prospective need: 19
<input checked="" type="checkbox"/> Zoning Ordinance	2011
<input checked="" type="checkbox"/> Zoning Map & Schedule	2016, Page 24 of Master Plan
<input checked="" type="checkbox"/> Natural Resource Inventory	County - 2017
<input type="checkbox"/> Recreation and Open Space Inventory	2018 – Waterfront Redevelopment Plan
<input checked="" type="checkbox"/> Redevelopment and/or Rehabilitation Plan	Beach and Dune Protection
<input checked="" type="checkbox"/> Resource Protection Ordinances	County - 2017
<input type="checkbox"/> Farmland Preservation/Agricultural Retention Plan	County
<input type="checkbox"/> Open Space Plan	County
<input type="checkbox"/> Open Space Tax	Bronze Certified
<input checked="" type="checkbox"/> Sustainable Jersey Membership	
<input type="checkbox"/> Other environmental groups	

Plan Analysis and Areas of Agreement and Disagreement:

Disclaimer: No plan analysis was submitted by Rutala Associates LLC on behalf of the City of Brigantine.

Township of Egg Harbor

Planning Document Inventory:

Recent Documents	Date of Adoption & Comments
<input checked="" type="checkbox"/> Master Plan	October 2022
<input checked="" type="checkbox"/> Master Plan Reexamination Report	June 2017
<input type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32	
<input type="checkbox"/> Land Use Map	
<input type="checkbox"/> Housing Element & Fair Share Plan	
<input type="checkbox"/> Zoning Ordinance	
<input type="checkbox"/> Zoning Map & Schedule	2011
<input type="checkbox"/> Natural Resource Inventory	2020
<input checked="" type="checkbox"/> Recreation and Open Space Inventory	2017 in MP, Updated 2023
<input checked="" type="checkbox"/> Redevelopment and/or Rehabilitation Plan	Timber Ridge '21, Seawinds Plans '18, Margate Causeway '19, West AC '09
<input type="checkbox"/> Resource Protection Ordinances	Pinelands CMP, CAFRA
<input type="checkbox"/> Farmland Preservation/Agricultural Retention Plan	County - 2017
<input checked="" type="checkbox"/> Open Space Plan	Recreation and Open Space Element 2017
<input type="checkbox"/> Open Space Tax	County
<input checked="" type="checkbox"/> Sustainable Jersey Membership	
<input checked="" type="checkbox"/> Other environmental groups	Environmental Commission

Plan Analysis and Areas of Agreement and Disagreement:

Equity Goal:

The assessment showed that Egg Harbor Township's (EHT) planning goals are consistent with the State Plan on some efforts. For instance, affordable housing. However, there are no direct efforts to combat historic and current equity issues including environmental justice concerns. More information in these areas may be necessary.

Climate Change Goal:

EHT was found to face many climate threats related to sea level rise and flooding. The Township recognizes climate related issues and must continue working towards tangible resiliency goals. Some recommendations were to develop an updated sustainability policy. The 2017 Master Plan Reexam focused on resiliency.

Natural and Water Resources Goal:

Development in the Township is encouraged in the PA1 and PA2 areas and in the Pinelands Regional Growth Areas (RG-4 and RG-5). The Township is required to be in compliance with Pinelands and CAFRA rules.

Protect the Environment, Prevent and Clean Up Pollution Goal:

Methods to reduce pollution and contamination are not found.

Public Facilities / Infrastructure Goal:

The Township has many goals and work on improvement of infrastructure. Includes more connections to infrastructure and public health as well as clean energy assessment of investments. The Township is focused on maintaining the infrastructure and preserving the stormwater and sanitary sewer systems. Systems are upgraded for energy efficiency.

Housing Goal:

The Township has many affordable housing projects and goals in progress along with affordable housing overlay zones. The current 2025 housing obligations are Present need: 164; Prospective need: 148. It is important to note that the AHO-B zone was never adopted, and the 77-unit project has been removed from EHT's Fair Share Plan. A new AHO-B zone is proposed in another location outside of the Pinelands Area. The new overlay zone will provide an opportunity for a 76-unit, 100% affordable family rental development. The Township is also proposing to include the mobile home parks as another area where affordable housing can be provided. The Township also has other areas where developers have shown interest in developing the Township.

Economic Growth Goal:

The regional economy is struggling, and development/growth has slowed due to the loss of direct and indirect jobs tied to the Atlantic City casino industry. Atlantic County lost 20,000 jobs since 2006. There have been many challenging conditions for this area over the past few years, but EHT's goals and considerations are working to overcome these challenges. Economic growth and revitalization are closely tied in the analysis. More details related to the unaddressed objectives may be needed.

Archeological, Historic, Cultural, Scenic, Open Space, and Recreational Value Goal:

Goals are mostly in-line. May need more information on historic and cultural resources and recreation resources. The Township noted that it updated its ROSI in 2023.

Revitalization Goal:

There are many opportunities and priorities for revitalization in the township. The Livable Community Plan documents a need for more center-like development in the community.

Sound and Integrated Planning Goal:

Many planning goals are in-line. Refer to the Township's Livable Community Plan.

Borough of Folsom

Planning Document Inventory:

Recent Documents	Date of Adoption & Comments
<input checked="" type="checkbox"/> Master Plan	2007
<input checked="" type="checkbox"/> Master Plan Reexamination Report	2018
<input checked="" type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32	2018
<input checked="" type="checkbox"/> Land Use Map	2018
<input type="checkbox"/> Housing Element & Fair Share Plan	Proposed Housing Element Draft 2018
<input checked="" type="checkbox"/> Zoning Ordinance	2023
<input checked="" type="checkbox"/> Zoning Map & Schedule	2019
<input type="checkbox"/> Natural Resource Inventory	
<input checked="" type="checkbox"/> Recreation and Open Space Inventory	County – 2017
<input checked="" type="checkbox"/> Redevelopment and/or Rehabilitation Plan	
<input type="checkbox"/> Resource Protection Ordinances	
<input type="checkbox"/> Farmland Preservation/Agricultural Retention Plan	County
<input checked="" type="checkbox"/> Open Space Plan	2018
<input type="checkbox"/> Open Space Tax	
<input checked="" type="checkbox"/> Sustainable Jersey Membership	
<input type="checkbox"/> Other environmental groups	

Plan Analysis and Areas of Agreement & Disagreement:

Equity Goal:

The Borough of Folsom agrees with the new Equity Goal in the State Plan and partners with Atlantic County on implementation.

Climate Change Goal:

Folsom has an environmental commission which monitors and fosters climate change goals. The commission has also passed a flood hazard ordinance in 2022.

Natural Water and Resources Goal:

Folsom is within the Pinelands National Reserve and follows the CMP. The County master plan classifies Folsom as part of the County's Rural region. The Borough is aligned the County to preserve land for farming, maximize the impact of development on farming, preserve the rural farming environment and support the farming community. Folsom also

passed a butterfly waystation ordinance in 2024. It also has a shade tree commission and a park commission.

Protect the Environment, Prevent and Clean Up Pollution Goal:

Folsom is completely within the Pinelands National Reserve and follows the CMP. It is serviced by the ACUA for waste management and recyclables. It conserves open space by maintaining low density zoning and complying with CMP. The Borough's Land Use Board reviews all proposed development within the Borough as set forth in the Borough's Subdivision and Land Development Chapter 170 and Zoning Chapter 200 of its ordinances. Folsom has a shade tree commission, a park commission and environmental commission.

Public Facilities/Infrastructure Goal:

There are no plans for placement of infrastructure in Folsom in the foreseeable future. Limited infrastructure is due to the preservation of areas within the Pinelands National Reserve. Promotion of accessibility for pedestrians and bicyclists is in line with this goal. Shuttle service to the Hammonton train station supports accessibility to transit goals. NJ transit services Folsom via the Black Horse Pike (US Route 40).

Housing Goal:

The current housing obligations for 2025-2035 are Present Need: 0; Prospective Need: 11. Folsom partners with the County for any residential housing supports. An Order fixing municipal obligations was signed by Judge Porto on March 27, 2025.

Economic Growth Goal:

Folsom encourages commercial development. FC-R, Forest Commercial Receiving and FC-S Forest Commercial Sending Districts were created along the Black Horse Pike. The FC-R District permits roadside retail sales and service establishments, consistent with the Pinelands CMP. The Borough continues to promote the development of the remaining vacant and underutilized parcels in the FC-R District.

Archeological, Historic, Cultural, Scenic, Open Space, and Recreational Value Goal:

Folsom maintains a historical society and environmental commission which would work with the County to achieve these goals.

Revitalization Goal:

No redevelopment or rehabilitation areas are currently in the Borough. The lack of infrastructure has greatly diminished within the Borough. Folsom consists primarily of large, undeveloped tracts of forest and wetlands.

Sound and Integrated Planning Goal:

The Borough maintains shared service agreements with the County for vacant properties and continues to explore options to meet planning goals of maintaining its rural character.

Township of Galloway

Planning Document Inventory:

Exempt – Plan Endorsement

Plan Analysis:

Galloway Township NJ is the only municipality in Atlantic County with plan endorsement with the State OPA and SPC. Therefore, Galloway Township was exempt from having to provide an analysis for their planning documents and their plans' consistency with the draft Preliminary State Development and Redevelopment Plan.

Agreements and Disagreements:

Galloway Township did not provide feedback expressing issues or recommendations for how The Preliminary State Plan could better meet local needs. Comments were also not provided for how their municipal plans could create a greater degree of consistency with the State Plan, nor were comments or recommendations made for plan or program revisions to enhance State Plan implementation at all levels of government.

While Galloway Township does not have an open space tax, the Township does have a ROSI that was approved and updated in 2022 in addition to the County's open space tax. The Township also has an Environmental Commission that is a member of Sustainable Jersey with a Silver Certification.

Galloway Township's three most important local and regional land use planning goals and priorities are centered around housing, infrastructure, and economic development. The Township's housing goal is to meet the Township's affordable housing obligation and to plan for affordable housing in appropriate locations. For their infrastructure goal: the Township wants to extend infrastructure into areas where existing septic systems are failing, extend infrastructure into already developed areas, and maintain existing infrastructure. The Township's economic development goal is to plan for development in appropriate areas to provide needed services to the residents.

Additional Comments:

The Township completed the Plan Endorsement process in 2022. The Township would like to extend the sewer service north along Route 9 to provide sanitary sewer service to existing businesses and homes.

City of Linwood

Planning Document Inventory:

Recent Documents	Date of Adoption & Comments
<ul style="list-style-type: none"><input checked="" type="checkbox"/> Master Plan<input checked="" type="checkbox"/> Master Plan Reexamination Report<input checked="" type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32<input checked="" type="checkbox"/> Land Use Map<input checked="" type="checkbox"/> Housing Element & Fair Share Plan<input checked="" type="checkbox"/> Zoning Ordinance<input checked="" type="checkbox"/> Zoning Map & Schedule<input checked="" type="checkbox"/> Natural Resource Inventory<input checked="" type="checkbox"/> Recreation and Open Space Inventory<input checked="" type="checkbox"/> Redevelopment and/or Rehabilitation Plan<input type="checkbox"/> Resource Protection Ordinances<input type="checkbox"/> Farmland Preservation/Agricultural Retention Plan<input checked="" type="checkbox"/> Open Space Plan<input type="checkbox"/> Open Space Tax<input checked="" type="checkbox"/> Sustainable Jersey Membership<input checked="" type="checkbox"/> Other environmental groups	Environmental Commission & Green Team

Plan Analysis:

The City of Linwood has incorporated key components of the State Plan for revitalization, climate change, comprehensive planning, historic and scenic preservation, enhancing water resources, and pollution & environmental cleanup. Linwood is consistent with concepts in the State Plan that relate to Linwood. Several concepts of incorporated key components of the State Plan mentioned above are well suited for the current and future development of the municipality.

Agreements and Disagreements:

Linwood recommended that The Preliminary State Plan can better meet local needs by addressing the state formula for school funding. For municipal and county plans to be modified to create a greater degree of consistency, Linwood noted that municipalities and counties will have to review all the components of the State Plan and adopt provisions that can be incorporated in areas that work for that municipality or county. The City of Linwood also recommends that the State continues collaboration and feedback with municipalities

and counties to enhance state implementation of the State Plan and any other applicable agencies and programs.

While the City of Linwood does not have its own open space plan or open space tax, Atlantic County has both. The City of Linwood is a member of Sustainable Jersey. The City has both an Environmental Commission and a Green Team.

The City of Linwood has three primary planning goals. The first goal is to improve pedestrian access on City streets, on County Road 585, and State Route 9. It was noted that sidewalks are especially needed on State Route 9. The second goal is the preservation of open space and the protection of environmentally sensitive areas in the City. The third goal is maintaining the business and commercial districts and providing more commercial ratables in appropriate locations.

Additional Comments:

In response to inventorying areas to be protected and sprawl prevention, the City of Linwood has several flood areas of concern. These areas are the intersection at Barr Avenue & Lincoln Avenue, Hamilton Avenue, various sections of the City's bike path, and Poplar Avenue. The City hopes to receive grant funding to help offset the costs to correct these problem areas.

Borough of Longport

Planning Document Inventory:

Recent Documents	Date of Adoption & Comments
<input type="checkbox"/> Master Plan	
<input checked="" type="checkbox"/> Master Plan Reexamination Report	April-15
<input type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32	
<input type="checkbox"/> Land Use Map	
<input type="checkbox"/> Housing Element & Fair Share Plan	
<input checked="" type="checkbox"/> Zoning Ordinance	2024
<input checked="" type="checkbox"/> Zoning Map & Schedule	1999
<input type="checkbox"/> Natural Resource Inventory	
<input checked="" type="checkbox"/> Recreation and Open Space Inventory	County – 2017
<input type="checkbox"/> Redevelopment and/or Rehabilitation Plan	
<input type="checkbox"/> Resource Protection Ordinances	
<input type="checkbox"/> Farmland Preservation/Agricultural Retention Plan	County - 2017
<input type="checkbox"/> Open Space Plan	
<input type="checkbox"/> Open Space Tax	
<input checked="" type="checkbox"/> Sustainable Jersey Membership	
<input type="checkbox"/> Other environmental groups	
<input checked="" type="checkbox"/> Public Access Plan	2021
<input checked="" type="checkbox"/> Getting to Resilience Report	2015

Plan Analysis and Areas of Agreement and Disagreement:

Disclaimer: No plan analysis was submitted by Rutala Associates LLC on behalf of the Borough of Longport.

City of Margate

Planning Document Inventory:

Recent Documents	Date of Adoption & Comments
<input checked="" type="checkbox"/> Master Plan	
<input type="checkbox"/> Master Plan Reexamination Report	April-15
<input type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32	
<input checked="" type="checkbox"/> Land Use Map	
<input type="checkbox"/> Housing Element & Fair Share Plan	
<input checked="" type="checkbox"/> Zoning Ordinance	2024
<input checked="" type="checkbox"/> Zoning Map & Schedule	1999
<input type="checkbox"/> Natural Resource Inventory	
<input checked="" type="checkbox"/> Recreation and Open Space Inventory	County – 2017
<input type="checkbox"/> Redevelopment and/or Rehabilitation Plan	Maybe, Causeway Redevelopment Plan – Only Concept Plan Found
<input type="checkbox"/> Resource Protection Ordinances	
<input type="checkbox"/> Farmland Preservation/Agricultural Retention Plan	County - 2017
<input type="checkbox"/> Open Space Plan	
<input type="checkbox"/> Open Space Tax	
<input checked="" type="checkbox"/> Sustainable Jersey Membership	Bronze Certification
<input checked="" type="checkbox"/> Other environmental groups/plans	Forestry Management Plan & Green Team

Plan Analysis and Areas of Agreement and Disagreement:

Disclaimer: No plan analysis was submitted by Rutala Associates LLC on behalf of the City of Margate.

City of Pleasantville

Planning Document Inventory:

Recent Documents	Date of Adoption & Comments
<input type="checkbox"/> Master Plan	
<input checked="" type="checkbox"/> Master Plan Reexamination Report	November 2015
<input type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32	
<input type="checkbox"/> Land Use Map	
<input checked="" type="checkbox"/> Housing Element & Fair Share Plan	
<input checked="" type="checkbox"/> Zoning Ordinance	2024
<input checked="" type="checkbox"/> Zoning Map & Schedule	2006
<input checked="" type="checkbox"/> Natural Resource Inventory	2016
<input checked="" type="checkbox"/> Recreation and Open Space Inventory	11/1/2015 – Published Master Plan Element Various
<input checked="" type="checkbox"/> Redevelopment and/or Rehabilitation Plan	
<input type="checkbox"/> Resource Protection Ordinances	
<input checked="" type="checkbox"/> Farmland Preservation/Agricultural Retention Plan	County - 2017
<input checked="" type="checkbox"/> Open Space Plan	
<input type="checkbox"/> Open Space Tax	
<input checked="" type="checkbox"/> Sustainable Jersey Membership	Bronze Certification
<input checked="" type="checkbox"/> Other environmental groups/plans	Midtown Neighborhood Plan

Plan Analysis and Areas of Agreement and Disagreement:

Disclaimer: No plan analysis was submitted by Rutala Associates LLC on behalf of the City of Pleasantville.

City of Somers Point

Planning Document Inventory:

Recent Documents	Date of Adoption & Comments
<input type="checkbox"/> Master Plan <input checked="" type="checkbox"/> Master Plan Reexamination Report <input type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32 <input type="checkbox"/> Land Use Map <input type="checkbox"/> Housing Element & Fair Share Plan <input type="checkbox"/> Zoning Ordinance <input checked="" type="checkbox"/> Zoning Map & Schedule <input checked="" type="checkbox"/> Natural Resource Inventory <input checked="" type="checkbox"/> Recreation and Open Space Inventory <input checked="" type="checkbox"/> Redevelopment and/or Rehabilitation Plan <input type="checkbox"/> Resource Protection Ordinances <input type="checkbox"/> Farmland Preservation/Agricultural Retention Plan <input type="checkbox"/> Open Space Plan <input type="checkbox"/> Open Space Tax <input checked="" type="checkbox"/> Sustainable Jersey Membership <input checked="" type="checkbox"/> Other environmental groups	Environmental Commission & Green Team

Plan Analysis:

The equity goal has not been incorporated into the City's documents. The climate change goal has been addressed except for extreme heat. The natural and water resources goal has been addressed except for habitat preservation and air quality. The protect the environment, preventing and cleanup pollution goal, the City does not currently have information regarding brownfield remediation, waste management, or recycling practices. The public facilities/infrastructure goal needs additional infrastructure projects. The economic goal needs more information on business promotion. The housing, archeological, revitalization, and sound and integrated planning goals are being met.

Inconsistencies with the State Plan goals will be addressed in the City's master plan reexamination report currently being drafted. Additionally, the City is creating a capital plan. The City also believes that the current planning areas are appropriate.

Agreements and Disagreements:

The City has no comments on issues or recommendations regarding the Preliminary State Plan to better meet local needs. The City also has no comments or recommendations for how State Plan implementation. As for the State Plan goals, these will be addressed in the City's master plan reexamination report.

While the City does not have an open space plan or an open space tax, Atlantic County has both. The City is a member of Sustainable Jersey. Additionally, the City has both an environmental commission and a green team.

The 3 most important goals of the City of Somers Point are mitigation from flooding, parking in the historic district, and loss of primary single-family homes.

Additional Comments:

None.

City of Ventnor

Planning Document Inventory:

Recent Documents	Date of Adoption & Comments
<input type="checkbox"/> Master Plan	
<input checked="" type="checkbox"/> Master Plan Reexamination Report	December 2016
<input type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32	
<input type="checkbox"/> Land Use Map	
<input checked="" type="checkbox"/> Housing Element & Fair Share Plan	Currently being drafted
<input checked="" type="checkbox"/> Zoning Ordinance	2024
<input checked="" type="checkbox"/> Zoning Map & Schedule	2006
<input checked="" type="checkbox"/> Natural Resource Inventory	2023 – iTree Street Report
<input checked="" type="checkbox"/> Recreation and Open Space Inventory	12/1/2016 – Published Master Plan Element
<input checked="" type="checkbox"/> Redevelopment and/or Rehabilitation Plan	2001 – Northeast Ventnor Redev Plan
<input checked="" type="checkbox"/> Resource Protection Ordinances	2015 Water conservation ordinance
<input checked="" type="checkbox"/> Farmland Preservation/Agricultural Retention Plan	County - 2017
<input checked="" type="checkbox"/> Open Space Plan	Published MP Element
<input type="checkbox"/> Open Space Tax	
<input checked="" type="checkbox"/> Sustainable Jersey Membership	Bronze Certification
<input checked="" type="checkbox"/> Other environmental groups/plans	Flood Hazard Inventory Map 2007

Plan Analysis and Areas of Agreement and Disagreement:

Disclaimer: No plan analysis was submitted by Rutala Associates LLC on behalf of the City of Ventnor.

Atlantic County Negotiation Agenda

Cover Sheet

County: Atlantic
Negotiating Entity: Atlantic County Planning Advisory Board

Number of municipalities: 23
Number of municipalities in Pinelands Region: 12
Number of municipalities not in Pinelands Region: 11

Master Plan: Atlantic County Master Plan, Adopted May 2018

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Public Participation Results

On March 5th, 2025, a segment of an Atlantic County Development Review Committee meeting open to the public was dedicated to introducing the State Plan Cross-Acceptance process. There were no members of the public or municipal partners present at this meeting. A joint public information session with the State Office of Planning Advocacy was held on March 13th from 5:00pm-7:00pm to discuss the draft State Development and Redevelopment plan and cross-acceptance. The meeting was advertised through various press releases and via emails to our municipal contacts. There was a total of 11 attendees (8 being members of the public).

The County hosted an online webinar on March 26th, 2025, for our municipal partners to discuss a Cross-Acceptance Survey¹²³ used to record any State Plan Policy Map changes/feedback. There were 10 municipal partners in attendance representing 7 different municipalities. Another discussion on an update to the cross-acceptance process was held as an agenda item at a Planning Advisory Board meeting on April 2nd, 2025.

A final emergency Planning Advisory Board meeting was held on June 4th, 2025, to discuss a draft of Atlantic County's Cross-Acceptance Summaries document. A resolution was signed approving the Planning Advisory Board to transmit cross-acceptance responses to the State Planning Commission on behalf of participating municipalities. The County accepted comments on the draft until June 11th, 2025, before finalizing the submission to the Office of Planning Advocacy on June 12th, 2025.

In addition to official public outreach efforts, the County met with individual municipal partners via virtual meetings and phone calls throughout the cross-acceptance as needed.

Negotiation Areas of Interest:

Potential Conflicts with Housing and Infrastructure Goals:

The County notes that there may be potential conflicts with the State Plan's Housing and Infrastructure goals. Many municipalities about half of the municipalities in Atlantic County are within or partially within a Pinelands Planning Area in which the State Plan will likely not be able to influence development patterns in these areas. These areas are under the jurisdiction of the Pinelands Comprehensive Management Plan. Additionally, some of the existing planning areas for the county's rural areas may not allow for high density affordable housing development and meaningful public infrastructure improvements.

Atlantic City notes that the proposed NJ PACT: Protecting Against Climate Threats rules & the Climate Adjusted Flood Elevation (CAFÉ) rules will significantly limit redevelopment opportunities and rateables in Atlantic City. Atlantic City is a fully developed urban environment with significant redevelopment activity and goals to continue that momentum. Atlantic City calls into question if

there should be incentives and guidelines for creating amphibious communities such as the Netherlands.

Current and Prospective Housing Needs:

Some municipalities addressed their current and prospective housing needs in response to the draft SDRP. Egg Harbor Township's current 2025 housing obligations are present need: 164; prospective need: 147. The Township is currently working on a new AHO-B overlay zone outside of the Pinelands Area to provide opportunity for a 76-unit, 100% affordable family rental development. The Township is proposing to include mobile home parks as areas where affordable housing could be included. The Borough of Folsom noted that its housing obligations for 2025-2035 are present need: 0; prospective need: 11 and partners with the County for any residential housing support. Galloway Township has also mentioned wanting to meet the Township's affordable housing obligations and plan for more affordable housing locations.

How the state plan can better meet local needs:

The City of Linwood mentioned that the State Plan can better meet local needs by addressing the state formula for school funding. Additionally, a greater degree of planning consistency can be reached for municipalities and counties once reviewing all components of the State Plan and adopting appropriate provisions that work best for each municipality/county.

APPENDIX

Name Atlantic County CAFRA Area X	Population (2020 Census) 274,534 Negotiating Entity Atlantic County	Population Density (/sqmi) 494 Endorsed Plan No	Land Area (sqmi) 555.5 Current Petition ?	Pinelands Area X
Recent Documents	Do they have one?	Date of adoption	Comments	Link
Master Plan	Yes	2018		6.38245E+17
Master Plan Reexamination Report	No			
Official map pursuant to N.J.S.A. 55D-32	Yes			
Land Use map	Yes	2018	Published as a Master Plan Element...2014 Land Use	
Housing Element and Fair Share Plan	Yes	2018	Published as a Master Plan Element	
Zoning ordinance	No		Goverened at the municipal level	
Zoning map & schedule	Yes	2018	Published as a Master Plan Element map based on compiled municipal zoning	
Natural Resource inventory	Yes	2018	Published as a Master Plan Element	
Recreation and Open Space Inventory	Yes	2018	Published as a Master Plan Element	
Redevelopment and/or rehabilitation plan	?			
Resource protection ordinances	?			
Farmland Preservation/Agricultural Retention plan	County			
Open Space Plan	Yes	2018		
Open Space tax	Yes			
Sustainable Jersey membership	? - For Mun only?			
Other planning documents	Yes			

Planning Areas
PA1, PA2, PA3, PA4, PA5, PA5B, PARK

Category	Sub Goals	Planning Goals	Assessment	Related Documents
EQUITY GOAL				
Equity	Equitably distribute the benefits and burdens flowing from implementation of the municipality/county plans		The Atlantic County Master Plan references equity under Statewide Policies and the protection of equity as it is seen in the "Garden State Values" contained in the Draft State Strategic Plan (2012). The County Master Plan promotes equity explicitly through the promotion of complete streets programs and encouraging non-motorized transportation options. Other equitable themes arise as sub-goals in the Sustainability and Resiliency Goals section under the "Social" category. Meeting housing needs of the population, enhancing quality of life by providing recreational and cultural amenities, and increasing health care access for County residents, especially those with limited mobility. The Housing Element also addresses affordable housing issues and the demographic make-up of the County.	
	Consider the demographic makeup of residents and deploy resources to reverse historic inequities			
CLIMATE CHANGE GOAL				
Climate Change	Assess the likely climate change impacts of the master plans' land use, circulation, and housing elements	Acknowledge the risks associated with climate change, sea level rise, and severe weather events, by applying lessons learned in the aftermath of Hurricane Irene, the Derecho of 2012, and Super Storm Sandy.	Climate change is incorporated in the Atlantic County Masterplan in areas of land use impacts, sustainability, resiliency and the preservation of natural resources. Considerations about Climate Change revolve around the impacts of future sea-level rise and severe weather events on County infrastructure and future development. Multiple sub-goals under the Land Use Goals and Objectives refer to mitigating natural hazards, primarily flooding events that can occur in Coastal/CAFRA areas and wetlands around the County. The plan loosely mentions reduction of greenhouse gases by pursuing energy efficient measures to the County's buildings and fleet and educational resources for county citizens. The plan addresses emergency response routes and initiatives.	Atlantic County Masterplan (2018)
	Encourage decarbonization and nature-based carbon sequestration			
Hazard mitigation & extreme heat	Use passive strategies to combat urban heat islands (i.e. light building materials, awnings, green roofs...) Reduce the risk of uncontrolled wildfires through best management practices and selective burning	Implementation (not a goal): Develop model ordinances for coastal communities that require enhanced design standards and integrate CAFRA regulations into local land development codes to streamline the permitting and approval process		Atlantic County Masterplan (2018)
Coastal areas & riverine corridors	Undertake a regional development capacity analysis to determine the levels of growth that can be sustained in the coastal area while maintaining the functional integrity of coastal ecosystems Establish and follow a comprehensive, detailed, intergovernmental coastal management program that maximizes consistency with CAFRA, includes emergency response planning & mitigation, and includes results of the regional development capacity analysis Protect vital ecological areas and coastal high-hazard areas through coastal maintenance and restoration programs Conserve coastal water resources (ex: reduce water demand, prevent saltwater intrusion...) and protect coastal water quality (i.e. pollution controls)			
NATURAL AND WATER RESOURCES GOAL				
Habitat preservation	Utilize capital projects, redevelopment, brownfields, and municipality/county owned lands as opportunities to maximize habitat restoration	Preserve selected critical natural areas supporting endangered species and wildlife habitat	The County prioritizes the preservation of open space to protect sensitive environmental features while providing recreational opportunities. The County addresses the sustainability of the large agricultural industry in the County. The County supports programs that foster greater connectivity between farmers and their crops to local retailers and end-users that result in decreased costs and lowered GHG emissions. Air quality is mainly addressed via enhancing the County's transportation system - reducing traffic congestion while improving public transit ridership and designating transit villages. The County falls within a "not classified" maintenance area and a wider "non-attainment" area. Atlantic County's Masterplan generally agrees with goals listed for water quality.	Atlantic County Masterplan (2018)
	Identify and protect critical habitats and habitats of resident or migratory threatened & endangered species			
	Steer new development away from environmentally sensitive areas Balance the Policy Objectives of the planning area while maintaining the viability of agriculture and agritourism in appropriate locations Promote economic development and diversification of the agricultural industry through capital facilities, funding, tax & regulatory policies, and land use regulations			

Agriculture & food production	Encourage sustainable and profitable farming through agricultural best management practices and incorporating the water needs of the agricultural economy in water supply planning Educate the state's residents on the economic and environmental value of sustainable agriculture	Protect farmland within the County and promote the continued economic viability of farming.		Atlantic County Masterplan (2018)	
Air quality	Ensure that both development and redevelopment will lead to the attainment of National Air Quality Standards (NAAQS). Delineate all current hotspots ozone & carbon monoxide hotspots and take all appropriate measures to address those hotspots			Provide an energy-efficient transportation system that minimizes the negative effects of vehicular emissions on air quality.	Atlantic County Masterplan (2018)
Water quality	Encourage watershed-based regional flood and stormwater management Avoid new development in designated flood plains and implement federal flood hazard reduction standards in areas subject to tidal flooding Reduce water consumption/manage water consumption to avoid needing additional infrastructure Manage development to avoid surface and groundwater degradation and convey stormwater to surface water bodies at a quantity, quality, and rate equal to that which would be achieved through natural processes Coordinate state, regional, and local land use planning with the Statewide Water Supply Master Plan			*mentioned as a comment suggestion*, not included in the plan	Atlantic County Masterplan (2018)
	Protect and enhance wetlands & other water-dependent ecosystems Identify locally important aquifer recharge areas, wellheads, headwaters, reservoirs, and other sensitive surface water resource systems and manage activities in areas containing, or adjacent to, these systems Use naturally functioning systems and nonstructural methods for stormwater management and flood control (Green Infrastructure) wherever practicable; otherwise design and construct adequate flood protection facilities			Encourage the protection, preservation, and enhancement of natural features such as dunes and wetlands that provide capacity to mitigate flooding events...	Atlantic County Masterplan (2018)
PROTECT THE ENVIRONMENT, PREVENT AND CLEAN UP POLLUTION GOAL					
Brownfield Remediation	Give public resources and assistance priority to communities with well-thought-out brownfield redevelopment strategies Plan, locate, and market redevelopment projects to capitalize on opportunities presented by brownfield sites and to coordinate community planning efforts with all levels of government	Promote targeted growth and development in areas served by existing infrastructure outside flood prone areas, and encourage redevelopment of under-utilized urban, suburban, and rural sites.	The County Master Plan addresses continuing support of the redevelopment and reuse of Brownfields, other contaminated sites and underutilized commercial and industrial properties. While not an explicitly state goal, the County and ACUA address recycling and waste management. The ACUA provides educational resources to County residents for waste management, recycling, and environmental preservation. The ACUA also conducts research, evaluation, and implementation of new waste management technologies that protect County waters and lands from pollution. The County is currently sourcing consultants to help update its 2009 Solid Waste Management Plan.	Atlantic County Masterplan (2018)	
Waste Management & Recycling	Promote multi-jurisdictional planning, design, and siting of waste management and disposal facilities and self-sufficiency in waste management Decrease the size of the waste stream by reduction at the source, promotion of reusing materials, and development of markets for recycled goods Remove hazardous wastes from the solid waste stream Develop educational programs for residents	Promote sustainable design, management, and education related to the use of potable water and the treatment of natural resources		Atlantic County Masterplan (2018)	
PUBLIC FACILITIES / INFRASTRUCTURE GOAL					
	The highest priority should be given to infrastructure projects and programs statewide that mitigate life-threatening situations and emergent threats to the public's health and safety, The second-highest priority should be given to maintenance, repair, and system preservation of infrastructure Create functional plans which should include capital plans (i.e. schools, emergency response, community facilities), utilities and sewer system maintenance/installation that is in line with water quality goals	Promote targeted growth and development in areas served by existing infrastructure outside flood prone areas, and encourage redevelopment of under-utilized urban, suburban, and rural sites.	Atlantic County's Master Plan promotes the redevelopment and revitalization of infrastructure with resiliency and public safety in consideration. Improvements to the County's transportation network, solid waste management, wastewater management, and water supply were included. The County promotes municipalities to apply for Transit Oriented Development status through NJ Transit where applicable (near existing transit stations and hubs). The County mainly relies on auto-centric transportation throughout majority of the County because of its rural areas and efficient county road network. The County advocates for programs that connect local agriculture to local retailers and end users to reduce costs and greenhouse gas pollution. The County encourages renewable energy and alternative energy solutions to decrease fossil fuel consumption. Lead abatement is not mentioned.	Atlantic County Masterplan (2018)	

Infrastructure Investment Priorities	Coordinate infrastructure investments with those of surrounding and overlapping jurisdictions	*Potential Improvements*: Encourage municipalities in Atlantic County with existing bus stations and/or rail terminals to apply for NJ Transit's Transit Village designation...Encourage the development of Transit Vilages across the Atlantic City Line.	although, the plan inventories Currently Known Extent (CKEs) of ground water contamination sites. More information on public health could be addressed in future county plans.	
	Provide greater accessibility to rail and bus transit systems/stops and improve mobility within neighborhoods Complete intra- and inter-modal transportation linkages that capitalize on land use, economic development, density, employment opportunities, mass transit facilities, and opportunities to complete coverage of transit corridors Emphasize the movement of people rather than the movement of vehicles by investing in public transportation and prioritizing the needs of pedestrians and bicyclists			Atlantic County Masterplan (2018)
	Establish a working partnership between transportation agencies, local governments and the private development community to strengthen the linkages between land use and transportation Enhance the movement of goods throughout New Jersey by investing in a comprehensive network for regional and interstate commerce Evaluate the positive and negative impacts of every transportation project on public health, natural & historic resources, air quality, energy use, and decarbonization particularly in underserved communities Promote market-based incentives to alleviate congestion (congestion pricing) & utilize existing capacity (carpooling, public transit, telecommuting) Make appropriate transportation investments that consider seasonal demands and tourism	Continue to partner with Cross County Connection Transportation Management Association on shuttle services and any other technical and marketing support this organization can provide.		Atlantic County Masterplan (2018)
Mobility & equal Access				
	Promote and encourage the development of and expanded use of environmentally sensitive, renewable energy resources and energy conversion processes that reduce the demand for fossil fuel consumption Ensure that adequate energy capacity exists to meet statewide demands through conservation, cogeneration and either facility additions or upgrades. Promote the use of energy efficient transportation vehicles and systems, industrial processes, buildings and building systems	Develop electric charging infrastructure and alternative fueling stations. Promote energy efficiency, alternative energy, and micro-gridding to reduce the County's fossil fuel consumption, save money in the long run, and enhance resiliency in the face of grid disruptions.		Atlantic County Masterplan (2018) Atlantic County Masterplan (2018)
Clean Energy				
	Lead abatement in older homes and drinking water infrastructure Improving obesity outcomes through a physical planning framework that encourages active living choices, programs that address food deserts, and public education on health & wellness Relocating air polluting facilities to more suitable locations, and / or mothballing them			
Public Health				
HOUSING GOAL				
	Municipal master plans and development regulations should provide a reasonable balance between residential and other land uses, to achieve sensible ratios between housing and jobs, housing and retail, housing and open space, and housing and other uses; different housing types, to address the full range of housing needs and preferences (different age groups, income levels, mobility options, and lifestyles); and housing costs, with an emphasis on quality affordable housing, housing tenures, and residential arrangements. Encourage & support housing maintenance	Promote a mix of housing types to support the demands of a changing population	The County Master Plan aligns with promoting diverse housing stock to balance the needs of the county's diverse population. Atlantic County is focused on revitalizing old housing stock and promoting new mixed housing types where appropriate. There is a major consideration for housing needs of the County's aging population.	Atlantic County Masterplan (2018)
	Promote innovative public/private partnerships for housing development and redevelopment Coordinate the siting of housing with the State Plan, the provision of community services, and employment opportunities	Promote a link between commercial and residential development to balance job creation / retention and the provision of new housing		Atlantic County Masterplan (2018)

	Prohibit discriminatory lending practices and promote and enforce fair lending practices Encourage the adaptive reuse of obsolete commercial, industrial, and civic buildings for housing.	Support efforts to revitalize neighborhoods and rehabilitate older housing stock		
Housing				Atlantic County Masterplan (2018)
ECONOMIC GROWTH GOAL				
	Identify and target those economic sectors with the greatest growth potential and public benefit Provide skills training, leadership counseling and training, and financial assistance, including microloans, to small business enterprises, with special targeting of women and minority groups. Promote the retention and expansion of existing businesses, home-based businesses, the relocation of businesses from other states or abroad, and the creation of new businesses	Promote quality growth and development in areas where capital facilities are available...Discourage growth in areas that require unplanned extension of capital facilities. Encourage the diversification of the County's economy and job creation by supporting business attraction and development initiatives	Atlantic County promotes development where capital facilities are available and encourages diversification of the County's economy and job creation by supporting business attraction and development initiatives. The County enhances tourism through a variety of natural amenities and promotes the usage of Atlantic City International Airport. The County actively collaborates with Stockton University and Atlantic Cape Community College to ensure programs offered will produce well-rounded, skillful workforce candidates.	Atlantic County Masterplan (2018)
	Enhance domestic tourism Provide support to the State's Main Streets, Special Improvement Districts, and Business Improvement Districts Provide adequate capital facilities, whether publicly or privately owned or maintained, in line with capital plans to meet desired economic development objectives Encourage the clustering of compatible industries in ways that reduce natural resource consumption and minimize industrial waste and pollution	Support the County's status as a tourist destination with a wide variety of natural amenities and communities of interest.		Atlantic County Masterplan (2018)
	Promote the creation and expansion of businesses that use raw materials from renewable sources including recyclable materials			
Economic Development	Promote planning, investment, and maintenance of maritime facilities and public-use airports	Encourage and promote the usage of Atlantic City International Airport for passengers traveling to and from Philadelphia and the surrounding area		Atlantic County Masterplan (2018)
ARCHEOLOGICAL, HISTORIC, CULTURAL, SCENIC, OPEN SPACE, AND RECREATIONAL VALUE GOAL				
	Coordinate regional, county, and municipal land use/open space plans with the State Open Space and Outdoor Recreation Plan Ensure that there are adequate indoor and outdoor recreational facilities Connect large contiguous tracts of forest, grasslands, and other natural lands Implement the New Jersey Trails Plan including rails-to-trails conversions and greenway systems	Provide open space strategies and policies consistent with state-wide Master PlanGoals Target the acquisition of tracts that can be developed predominantly for active recreational activities, such as soccer, baseball, softball, running tracks, and exercise trails. To continue to provide and expand greenways/trails and open space lands that link existing federal, state, county, and municipal open spaces to facilitate a variety of linear recreation activities, such as biking, hiking, backpacking, canoeing, and horseback riding. Target properties for preservation to assist in the development of the High Point to Cape May Point Hiking Trail and Greenway Target sites which will "fill the gap" between existing parks and provide a linear linkage.	The Atlantic County Open Space and Recreation Plan (2018) generally aligns with most of the State Plan goals. There is mentioned of preserving storm water recharge lands to protect steep slopes. The County maps all open space types and preserved lands. Goals and objectives for historic and cultural resources are broad, however, the open space plan incorporates historic/cultural resource and historic district inventories. While there is no explicit goal for implementing the NJ Trails Plan (rails-to-trails), Atlantic County has been collaborating with SJTPO on a multi-jurisdictional bikeway project in which old county-owned railway ROW may be repurposed for a new trail. It may not be feasible to have 10-min walking distance from open spaces in all the county given the county's rural areas and Pinelands areas. The historic preservation component of the plan could be expanded.	Atlantic County Open Space and Recreation Plan (2018)
Scenic, Recreational & Open Space Resources	Where appropriate, promote and encourage the protection and enhancement of privately owned tracts of open space, wetlands, or forest lands, Ensure that residents are no more than a 10-minute walk from open space Map critical slopes, manage their character, and enforce strict development performance standards on critical slopes Map & manage important forest resources and maintain & expand existing urban canopies			
	Identification and protection of historic areas, historic sites, historic landscapes, archeological sites, and scenic corridors	Identify specific natural and cultural resources that are currently protected and those resources that require protection		
				Atlantic County Open Space and Recreation Plan (2018)

Historic & Cultural Resources	Support museums, libraries, interpretive centers and archives, and other public buildings as repositories of past culture and showcases for contemporary culture			
REVITALIZATION GOAL				
Revitalizing & Recentering Older Centers and Underutilized Urbanized Areas	<p>Correct the phenomenon of communities that exhibit Center-like features adopting inappropriate suburban models</p> <p>Reinvestment should make areas less auto-oriented, more pedestrian-friendly, and more interconnected to improve mobility</p> <p>Redevelopment plans should reintroduce Center-like features & beautify public spaces</p> <p>Reverse interventions that have erased natural features and integrate any recoverable natural features into redevelopment</p>	<p>Support efforts to revitalize neighborhoods and rehabilitate older housing stock</p> <p>Pursue revitalization and redevelopment of highway corridors and underutilized retail and office centers</p>	<p>The County generally supports the revitalization sub goals. The County's rural nature makes it difficult to invest in less auto-oriented transportation, however, the County has been prioritizing alternate shuttle routes and bikeway/greenway initiatives. More could be incorporated for bolstering center-like features with appropriate suburban models and beautification.</p>	<p>Atlantic County Masterplan (2018)</p> <p>Atlantic County Masterplan (2018)</p>
SOUND AND INTEGRATED PLANNING GOAL				
Comprehensive Planning	<p>Integrate planning with neighboring municipalities, the county, regional bodies, and statewide planning initiatives</p> <p>Ensure that land use patterns encourage the goals of the state plan including reducing sprawl, improving walkability, mixing uses, and protecting natural features</p> <p>Apply design principles to create and preserve spatially defined, visually appealing, and functionally efficient places in ways that establish a recognizable identity, create a distinct character, and maintain a human scale</p>	<p>Influence State and Regional master plans to support the land use goals of Atlantic County, particularly with regard to the Pinelands Comprehensive Management Plan...Preserve and make more efficient use of existing roadway capacities by encouraging sound land use planning and highway access control.</p>	<p>The County is slightly limited in designating land use patterns, particularly as they relate to Pinelands and CAFRA areas. Land use patterns and zoning are also often more dependent on the County's municipalities and the Pinelands CMP. The County does advocate for discouraging urban sprawl b taking advantage of its existing infrastructure to reduce automobile usage and dependency and by preserving its natural environments. More detail could be incorporated into future county plans regarding the last sub-goal.</p>	<p>Atlantic County Masterplan (2018)</p>

Name	Population (2020 Census)	Population Density (/sqmi)	Land Area (sqmi)	Pinelands Area
Atlantic City	38,497	3,578	10.8	
CAFRA Area	Negotiating Entity	Endorsed Plan	Current Petition	
X				

Recent Documents	Do they have one?	Date of adoption	Comments	Link
Master Plan	Yes	6/1/2008		
Master Plan Reexamination Report	Yes	4/1/2016		
Official map pursuant to N.J.S.A. 55D-32	No			
Land Use map	yes	6/1/2008		
Housing Element and Fair Share Plan	Yes	6/1/2008		
Zoning ordinance	Yes	2024		
Zoning map & schedule	Yes	2006		
Natural Resource inventory	Yes	4/15/2019		
Recreation and Open Space Inventory	Yes	6/6/2021		
Redevelopment and/or rehabilitation plan	Yes	Various		
Resource protection ordinances	Yes	2015		
Farmland Preservation/Agricultural Retention plan	County			
Open Space Plan	Yes	6/1/2008		
Open Space tax	No			
Sustainable Jersey membership	Bronze Certified	Recertifying in 2025		
Other planning documents	Yes	Several		

Planning Areas
1 Metro

Name Brigantine CAFRA Area X	Population (2020 Census) 7,716 Negotiating Entity	Population Density (/sqm Land Area (sqmi) 1,183 Endorsed Plan	Pinelands Area 6.5 Current Petition	
Recent Documents	Do they have one?	Date of adoption	Comments	Link
Master Plan	Yes	2010		
Master Plan Reexamination Report	Yes	2016		
Official map pursuant to N.J.S.A. 55D-32	Yes	1989	Master Plan Map in Atlantic County Office	
Land Use map	No			
Housing Element and Fair Share Plan	Affordable Housing Ordinance (No. 16-2018)	2018	Current obligations 2025 – Present need: 13; Prospective need: 19	
Zoning ordinance	Yes			
Zoning map & schedule	Yes	2011		
Natural Resource inventory	Yes	2016	Page 24 of Master Plan	
Recreation and Open Space Inventory	County Plan			
Redevelopment and/or rehabilitation plan	Yes	2018	Waterfront Redevelopment	
Resource protection ordinances	Yes		Beach and Dune Protection	
Farmland Preservation/Agricultural Retention plan	County Plan			
Open Space Plan	County Plan			
Open Space tax				
Sustainable Jersey membership	Bronze Certified			
Other environmental groups				

Planning Areas
5B Envi Sensitive Barrier Island Park

Name Egg Harbor Twp CAFRA Area X	Population (2020 Census) 47,842	Population Density (/sqmi) 714	Land Area (sqmi) 67.0	Pinelands Area X
	Negotiating Entity	Endorsed Plan	Current Petition	
Recent Documents	Do they have one?	Date of adoption	Comments	Link
Master Plan	Yes	October 2002		
Master Plan Reexamination Report	Yes	June 2017		
Official map pursuant to N.J.S.A. 55D-32	No			
Land Use map	No			
Housing Element and Fair Share Plan	No			
Zoning ordinance	Yes			
Zoning map & schedule	Yes	2011		
Natural Resource inventory	Yes	2020		
Recreation and Open Space Inventory	Yes	2017 (In MP)	Updated in 2023	
Redevelopment and/or rehabilitation plan	Yes			
	Timber Ridge '21, Seawinds Plans '18, Margate Causeway, '19, West AC '09			
Resource protection ordinances	Pinelands CMP, CAFRA			
Farmland Preservation/Agricultural Retention plan	County			
Open Space Plan	YES		Rec and open space element was adopted in 2017	
Open Space tax	YES		The Township does have an Open Space Tax. This tax funds the improvements to parks.	
Sustainable Jersey membership	Yes		Bronze Certified	
Other environmental groups	YES		Environmental Commission	

Planning Areas
1 Metro
2 Suburban
4 Rural
5 Envi Sensitive
Park

Category	Sub Goals	Planning Goals	Assessment	Related Documents
EQUITY GOAL				
Equity	Equitably distribute the benefits and burdens flowing from implementation of the municipality/county plans Consider the demographic makeup of residents and deploy resources to reverse historic inequities	Affordable housing projects	There are some efforts, but not direct efforts to combat historic and current equity issues including environmental justice concerns. More information needed.	
CLIMATE CHANGE GOAL				
Climate Change	Assess the likely climate change impacts of the master plans' land use, circulation, and housing elements	Developing a new sustainable policy that promotes energy efficiency, water conservation, green building, reduces resource consumption and protects the natural environment will be a focus area in future planning efforts. The Township must develop additional planning strategies and regulations to address flooding and environmental concerns raised due to Superstorm Sandy and rising sea level. \$3 million of private property damage due to superstorm Sandy. The 2015 Atlantic County Multi-Jurisdictional Hazard Mitigation (MJHM) Plan indicates that 11,108 acres would be at risk if a Category 2 storm hits Egg Harbor. Resiliency Planning: provide public education about flood mitigation, undertake flood prevention by reconstructing dunes and bulkheads, provide emergency generators for stormwater pumps in West Avenue and Delilah Oaks neighborhoods, upgrade stormwater removal systems in Pleasantwoods, install emergency generators at the police departments and for sewer pump stations. New Jersey Back Bays Study underway to aid resilient planning efforts.	EHT faces a lot of climate threats related to SLR and flooding. Township recognizes the problems and must continue working towards tangible resiliency goals.	The 2017 Master Plan Reexam focused on resiliency.
	Encourage decarbonization and nature-based carbon sequestration			
Hazard mitigation & extreme heat	Use passive strategies to combat urban heat islands (i.e. light building materials, awnings, green roofs...) Reduce the risk of uncontrolled wildfires through best management practices and selective burning			
Coastal areas & riverine corridors	Undertake a regional development capacity analysis to determine the levels of growth that can be sustained in the coastal area while maintaining the functional integrity of coastal ecosystems Establish and follow a comprehensive, detailed, intergovernmental coastal management program that maximizes consistency with CAFRA, includes emergency response planning & mitigation, and includes results of the regional development capacity analysis Protect vital ecological areas and coastal high-hazard areas through coastal maintenance and restoration programs Conserve coastal water resources (ex: reduce water demand, prevent saltwater intrusion....) and protect coastal water quality (i.e. pollution controls)			
NATURAL AND WATER RESOURCES GOAL				
Habitat preservation	Utilize capital projects, redevelopment, brownfields, and municipality/county owned lands as opportunities to maximize habitat restoration Identify and protect critical habitats and habitats of resident or migratory threatened & endangered species Steer new development away from environmentally sensitive areas	Pinelands CMP. Implement the Green Roads technique to limit tree and site disturbance along the edges of scenic roadways. Continue efforts towards tree and specimen tree preservation as development is proposed. Guiding growth away from environmentally sensitive areas and encouraging growth in suitable locations continues to be a Township policy.	Development encouraged outside of vulnerable areas and natural/scenic areas. Township also required to be in compliance with Pinelands and CAFRA rules.	Development in the Township is encouraged in the PA1 and PA2 areas and in the Pinelands Regional Growth Areas (RG-4 and RG-5).
Agriculture & food production	Balance the Policy Objectives of the planning area while maintaining the viability of agriculture and agritourism in appropriate locations Promote economic development and diversification of the agricultural industry through capital facilities, funding, tax & regulatory policies, and land use regulations Encourage sustainable and profitable farming through agricultural best management practices and incorporating the water needs of the agricultural economy in water supply planning Educate the state's residents on the economic and environmental value of sustainable agriculture			

	Ensure that both development and redevelopment will lead to the attainment of National Air Quality Standards (NAAQS).			
Air quality	Delineate all current hotspots ozone & carbon monoxide hotspots and take all appropriate measures to address those hotspots			
	Encourage watershed-based regional flood and stormwater management			
	Avoid new development in designated flood plains and implement federal flood hazard reduction standards in areas subject to tidal flooding Reduce water consumption/manage water consumption to avoid needing additional infrastructure Manage development to avoid surface and groundwater degradation and convey stormwater to surface water bodies at a quantity, quality, and rate equal to that which would be achieved through natural processes Coordinate state, regional, and local land use planning with the Statewide Water Supply Master Plan	The community's environmental character should be protected by conserving areas within or adjacent to freshwater wetlands, limiting site coverage, promoting clustering techniques and conserving existing trees and vegetation during the development process. Densities, and total numbers or units, of housing development allowed in wooded areas should be reduced. To the extent these numbers can be reduced, an approximately equal number of housing units should be 'shifted' to the centers.		
Water quality	Protect and enhance wetlands & other water-dependent ecosystems Identify locally important aquifer recharge areas, wellheads, headwaters, reservoirs, and other sensitive surface water resource systems and manage activities in areas containing, or adjacent to, these systems Use naturally functioning systems and nonstructural methods for stormwater management and flood control (Green Infrastructure) wherever practicable; otherwise design and construct adequate flood protection facilities	Township should implement a RC - River Conservation Zone overlay to protect the Great Egg Harbor River and tributaries.		
PROTECT THE ENVIRONMENT, PREVENT AND CLEAN UP POLLUTION GOAL				
	Give public resources and assistance priority to communities with well-thought-out brownfield redevelopment strategies		Methods to reduce pollution and contamination not found.	
Brownfield Remediation	Plan, locate, and market redevelopment projects to capitalize on opportunities presented by brownfield sites and to coordinate community planning efforts with all levels of government			
	Promote multi-jurisdictional planning, design, and siting of waste management and disposal facilities and self-sufficiency in waste management Decrease the size of the waste stream by reduction at the source, promotion of reusing materials, and development of markets for recycled goods Remove hazardous wastes from the solid waste stream Develop educational programs for residents			
Waste Management & Recycling				
PUBLIC FACILITIES / INFRASTRUCTURE GOAL				
	The highest priority should be given to infrastructure projects and programs statewide that mitigate life-threatening situations and emergent threats to the public's health and safety,	Improve problematic intersections.	A lot of goals and work on improvement of infrastructure. Include more connections to infrastructure and public health as well as clean energy assessment of investments.	The Township is focused on maintaining the infrastructure and preserving the stormwater and sanitary sewer systems. Systems are upgraded for energy efficiency.
	The second-highest priority should be given to maintenance, repair, and system preservation of infrastructure Create functional plans which should include capital plans (i.e. schools, emergency response, community facilities), utilities and sewer system maintenance/installation that is in line with water quality goals	The Township should continue to request that Atlantic County assume ownership and maintenance of those roadways that no longer should be municipal streets due to geography or traffic volumes. These roads include Doughty Road from the City of Pleasantville to Delilah Road, Hingston Avenue from Old Egg Harbor Road to Fire Road and West Jersey Avenue from Harbor Square. The Township should continue efforts to prepare a complete Utility Service Element of the Master Plan in order to delineate areas of existing / proposed infrastructure. Renovation and siting of new schools.		
Infrastructure				

Investment Priorities	Coordinate infrastructure investments with those of surrounding and overlapping jurisdictions			
	<p>Provide greater accessibility to rail and bus transit systems/stops and improve mobility within neighborhoods</p> <p>Complete intra- and inter-modal transportation linkages that capitalize on land use, economic development, density, employment opportunities, mass transit facilities, and opportunities to complete coverage of transit corridors</p> <p>Emphasize the movement of people rather than the movement of vehicles by investing in public transportation and prioritizing the needs of pedestrians and bicyclists</p> <p>Establish a working partnership between transportation agencies, local governments and the private development community to strengthen the linkages between land use and transportation</p> <p>Enhance the movement of goods throughout New Jersey by Evaluate the positive and negative impacts of every transportation project on public health, natural & historic resources, air quality, energy use, and decarbonization particularly in underserved communities</p> <p>Promote market-based incentives to alleviate congestion (congestion pricing) & utilize existing capacity (carpooling, public transit, telecommuting)</p> <p>Make appropriate transportation investments that consider seasonal demands and tourism</p>	<p>Mass transit should play a more important role in the community and any major land use decisions should look to enhance transportation options. The potential to create a train station at the Atlantic City International Airport should be reviewed</p> <p>Pursue additional access points along the Atlantic County Bike Path to encourage use. - Pedestrian, equestrian and biking trails, should be established to link the waterfront, open spaces and recreation facilities to residential areas, schools and shopping areas. Develop/improve sidewalks on arterial roads. Between Tremont Avenue and Filmore Avenue, north of Ocean Heights Avenue to the Black Horse Pike, an asphalt path ten feet wide should be constructed for bicyclists, walkers, joggers and rollerbladers.</p>		
Mobility & equal Access				
Clean Energy	<p>Promote and encourage the development of and expanded use of environmentally sensitive, renewable energy resources and energy conversion processes that reduce the demand for fossil fuel consumption</p> <p>Ensure that adequate energy capacity exists to meet statewide demands through conservation, cogeneration and either facility additions or upgrades.</p> <p>Promote the use of energy efficient transportation vehicles and systems, industrial processes, buildings and building systems</p>	An energy audit of all municipal and school facilities has been undertaken and cost efficient strategies should be implemented		
Public Health	<p>Lead abatement in older homes and drinking water infrastructure</p> <p>Improving obesity outcomes through a physical planning framework</p> <p>Relocating air polluting facilities to more suitable locations, and / or</p>			
HOUSING GOAL				
	<p>Municipal master plans and development regulations should provide a reasonable balance between residential and other land uses, to achieve sensible ratios between housing and jobs, housing and retail, housing and open space, and housing and other uses; different housing types, to address the full range of housing needs and preferences (different age groups, income levels, mobility options, and lifestyles); and housing costs, with an emphasis on quality affordable housing, housing tenures, and residential arrangements.</p> <p>Encourage & support housing maintenance</p> <p>Promote innovative public/private partnerships for housing development and redevelopment</p>	<p>Township is continuing efforts to adopt an inclusionary zoning ordinance to require 20% of all new units be affordable. Twp adopted a AH-RG-4 affordable housing residential zone. Approved conversion of Clarion Hotel to 84 apartment units. The Township created the AHO-A Affordable Housing Overlay Zoning District which provides an option to develop an industrial zoned area into a one-hundred percent affordable housing development when said uses can be adequately serviced by the sanitary sewer system (approval for a 132-unit development.) In 2017, the Township created the AHO-B Affordable Housing Overlay Zone B, which established an option to redevelop an existing hotel and develop a commercial zoned area into a one-hundred percent affordable housing development to be serviced by the sanitary sewer system (approval for 77-unit project.)</p> <p>30% of housing stock is from 2000 or later</p>	There are many affordable housing projects and goals in the works along with affordable housing overlay zones. The current 2025 obligations - present need: 164; Prospective need: 148. More information needed (if available) on reuse, housing maintenance, any public/private partnerships, and goals or initiatives related to fair lending practices.	The AHO-B zone was never adopted and the 77-unit project has been removed from the Fair Share Plan. A new AHO-B zone is proposed in another location, outside of the Pinelands area. This new overlay zone will provide an opportunity for a 76-unit 100% affordable family rental development. The Township has other areas where developers have shown an interest in developing and the Township is proposing to include the mobile home parks as another area where affordable housing can be provided.

Housing	<p>Coordinate the siting of housing with the State Plan, the provision of community services, and employment opportunities</p> <p>Prohibit discriminatory lending practices and promote and enforce fair lending practices</p> <p>Encourage the adaptive reuse of obsolete commercial, industrial, and civic buildings for housing.</p>			
ECONOMIC GROWTH GOAL				
Economic Development	<p>Identify and target those economic sectors with the greatest growth potential and public benefit</p> <p>Provide skills training, leadership counseling and training, and financial assistance, including microloans, to small business enterprises, with special targeting of women and minority groups.</p> <p>Promote the retention and expansion of existing businesses, home-based businesses, the relocation of businesses from other states or abroad, and the creation of new businesses</p> <p>Enhance domestic tourism</p> <p>Provide support to the State's Main Streets, Special Improvement Districts, and Business Improvement Districts</p> <p>Provide adequate capital facilities, whether publicly or privately owned or maintained, in line with capital plans to meet desired economic development objectives</p> <p>Encourage the clustering of compatible industries in ways that reduce natural resource consumption and minimize industrial waste and pollution</p> <p>Promote the creation and expansion of businesses that use raw materials from renewable sources including recyclable materials</p> <p>Promote planning, investment, and maintenance of maritime facilities and public-use airports</p>	<p>Remove the Auto Services Overlay Zone and consider adding uses to serve surrounding residential zones such as restaurants, offices, banks, schools, etc. The Township should remain involved with the South Jersey Transportation Authority and The FAA Tech Center for the future development of the area.</p> <p>Continue to work with Economic Development Commission in order to attract and retain businesses within appropriate zoning districts. Rezone M-1 (light industrial) areas in the Delilah Rd Corridor between the GSP and AC Expressway to GC (general commercial) in order to facilitate broader commercial uses. Rezone area along Ocean Heights Ave from residential to a more appropriate land use: commercial. Egg Harbor Township is the commercial and industrial hub of Atlantic County, hosting a wide variety of retail uses on U.S. Route 40/322, Tilton Road, English Creek Road and throughout the community. The Township should continue to monitor economic development activity in these areas to insure Egg Harbor Township remains competitive with surrounding communities</p> <p>The Township should explore the possibility of providing a direct access from the Garden State Parkway to the Harbor Square shopping center. The ability to easily access Harbor Square from the Parkway will help the development of the mall into a regional business center.</p> <p>Delilah Road is the industrial and warehousing district for Atlantic County.</p>	<p>The regional economy is struggling and development/growth has slowed due to the loss of direct and indirect jobs tied to the Atlantic City casino industry. Atlantic County lost 20,000 jobs since 2006 (2017.) There have been many challenging economic conditions for this area over the past few years, but the goals and considerations are working to overcome these challenges. Economic growth and revitalization are closely tied in this analysis. More details related to the unaddressed objectives needed.</p>	
ARCHEOLOGICAL, HISTORIC, CULTURAL, SCENIC, OPEN SPACE, AND RECREATIONAL VALUE GOAL				
	<p>Coordinate regional, county, and municipal land use/open space plans with the State Open Space and Outdoor Recreation Plan</p> <p>Ensure that there are adequate indoor and outdoor recreational facilities</p> <p>Connect large contiguous tracts of forest, grasslands, and other natural lands</p> <p>Implement the New Jersey Trails Plan including rails-to-trails conversions and greenway systems</p> <p>Where appropriate, promote and encourage the protection and enhancement of privately owned tracts of open space, wetlands, or forest lands,</p>	<p>There are a considerable number of recreation resources, however, accessibility to and among them is poor and a variety of bicycling, jogging, equestrian trails and water access points were identified and proposed.</p> <p>Should aggressively continue land acquisition efforts for open space.</p> <p>Township should implement a RC - River Conservation Zone overlay to protect the Great Egg Harbor River and tributaries. The township has procured numerous open space parcels and had identified spaces in the floodplain to acquire.</p>	<p>Goals mostly in line. Need more information on historic and cultural resources and recreation resources.</p>	<p>The Township updated its ROSI in 2023.</p>

Scenic, Recreational & Open Space Resources	Ensure that residents are no more than a 10-minute walk from open space Map critical slopes, manage their character, and enforce strict development performance standards on critical slopes Map & manage important forest resources and maintain & expand existing urban canopies	Rezone Morris Beach area to rehabilitate this historically significant neighborhood.		
	Historic & Cultural Resources			
REVITALIZATION GOAL				
Revitalizing & Recentering Older Centers and Underutilized Urbanized Areas	Correct the phenomenon of communities that exhibit Center-like features adopting inappropriate suburban models	Consider revising the parking requirements for large scale commercial in order to prevent large expanses of asphalt that are not utilized for parking. Because of the importance of the Black Horse Pike to the Township, a corridor plan should be initiated that addresses land use, pedestrian and vehicular circulation, open space, connections to adjacent residential areas, and the physical streetscape on the Pike. Financial and technical support for this effort should be provided by the Pinelands Commission, Atlantic County, the ACIA, CRDA and NJDOT.	There are many opportunities and priorities for revitalization in the township. The Livable Community plan documents a need for more center-like development in the community.	
	Reinvestment should make areas less auto-oriented, more pedestrian-friendly, and more interconnected to improve mobility	Egg Harbor Township's community form – affected most recently by thousands of single family homes in medium and large traditional subdivisions – can be better managed by establishing higher density, mixed use centers and conserving the areas that still retain woodland character through improved protection and reduced density. Centers can also provide a commercial core for the Township and help create a community identity that can be carried forward as the Township continues to grow. There are three areas within the Township that are particularly suited to a mixed-use, center development form: the underused commercial areas along the Black Horse Pike near the intersection with the Garden State Parkway; the Black Horse Pike corridor and the Ocean Heights Avenue corridor.		
	Redevelopment plans should reintroduce Center-like features & beautify public spaces	Redevelopment plan for West Atlantic City adopted in 2008 and Twp continues to pursue redevelopment with CRDA. The Township should consider eliminating the West Atlantic City Redevelopment Plan on the north side of the Black Horse Pike. A linear park with bicycle and pedestrian paths connecting to Atlantic City should be considered along the north side of the Pike and the Township should analyze redevelopment opportunities for the south side of the Black Horse Pike.		
	Reverse interventions that have erased natural features and integrate any recoverable natural features into redevelopment	The community's environmental character should be protected by conserving areas within or adjacent to freshwater wetlands, limiting site coverage, promoting clustering techniques and conserving existing trees and vegetation during the development process. Densities, and total numbers or units, of housing development allowed in wooded areas should be reduced. To the extent these numbers can be reduced, an approximately equal number of housing units should be 'shifted' to the centers.		
SOUND AND INTEGRATED PLANNING GOAL				
	Integrate planning with neighboring municipalities, the county, regional bodies, and statewide planning initiatives	Because of the importance of the Black Horse Pike to the Township, a corridor plan should be initiated that addresses land use, pedestrian and vehicular circulation, open space, connections to adjacent residential areas, and the physical streetscape on the Pike. Financial and technical support for this effort should be provided by the Pinelands Commission, Atlantic County, the ACIA, CRDA and NJDOT.	Many planning goals in line. Livable community plan.	

Comprehensive Planning	<p>Ensure that land use patterns encourage the goals of the state plan including reducing sprawl, improving walkability, mixing uses, and protecting natural features</p> <p>Apply design principles to create and preserve spatially defined, visually appealing, and functionally efficient places in ways that establish a recognizable identity, create a distinct character, and maintain a human scale</p>	<p>The Livable Community Plan for Egg Harbor Township was developed by citizens of the community in response to their interest in shaping the Township's future. The specific contents grew out of an extensive series of interviews with a wide range of stakeholders, research and analysis provided by a consultant team and, most importantly, the intensive work of a Visioning Team of community members. Consider revising the parking requirements for large scale commercial in order to prevent large expanses of asphalt that are not utilized for parking</p> <p>The Township should consider creating an enhanced architectural review development standard for commercial development.</p>	
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Name	Population (2020 Census)	Population Density (/sqmi	Land Area (sqmi)	Pinelands Area
Folsom	1,811	218	8.3	X
CAFRA Area	Negotiating Entity	Endorsed Plan	Current Petition	

Recent Documents	Do they have one?	Date of adoption	Comments	Link
Master Plan	Yes	2007		
Master Plan Reexamination Report	Yes	2018		
Official map pursuant to N.J.S.A. 55D-32	Yes	2018		
Land Use map	YES	2018		
Housing Element and Fair Share Plan	Proposed Housing Element	2018 Draft		
Zoning ordinance	Yes	2023		
Zoning map & schedule	Yes	2019		
Natural Resource inventory	No			
Recreation and Open Space Inventory	County	2017		
Redevelopment and/or rehabilitation plan	No			
Resource protection ordinances	Yes	2022 - Tree Protection		
Farmland Preservation/Agricultural Retention plan	County			
Open Space Plan	YES	2018		
Open Space tax				
Sustainable Jersey membership	Registered			
Other environmental groups				

Planning Areas
[Pinelands Area]

Category	Sub Goals	Planning Goals	Assessment	Related Documents
EQUITY GOAL				
Equity	Equitably distribute the benefits and burdens flowing from implementation of the municipality/county plans Consider the demographic makeup of residents and deploy resources to reverse historic inequities		Folsom agrees with this goal and partners with the County on implementation.	
CLIMATE CHANGE GOAL				
Climate Change	Assess the likely climate change impacts of the master plans' land use, circulation, and housing elements	In order to increase the resiliency and sustainability of the Borough, the Council should review and adopt the Model Resiliency Ordinances that Atlantic County prepared in 2018 that address flood damage preservation, green infrastructure, parking and circulation, building design standards, landscaping standards and critical areas, as appropriate.	Folsom has an environmental commission which monitors and fosters climate change goals. It also passed a flood hazard ordinance in 2022.	
Hazard mitigation & extreme heat	Encourage decarbonization and nature-based carbon sequestration Use passive strategies to combat urban heat islands (i.e. light building materials, awnings, green roofs...) Reduce the risk of uncontrolled wildfires through best management			
Coastal areas & riverine corridors	Undertake a regional development capacity analysis to determine Establish and follow a comprehensive, detailed, intergovernmental Protect vital ecological areas and coastal high-hazard areas through Conserve coastal water resources (ex: reduce water demand,			
NATURAL AND WATER RESOURCES GOAL				
Habitat preservation	Utilize capital projects, redevelopment, brownfields, and Identify and protect critical habitats and habitats of resident or migratory threatened & endangered species Steer new development away from environmentally sensitive areas	Folsom adopted a tree protection ordinance in 2022. Promote the conservation of open space and valuable natural resources and prevent urban sprawl and degradation of the environment through improper use of land.	Folsom is within the Pinelands National Reserve and follows the CMP. The County master plan classifies Folsom as part of the County's Rural region. The Borough is aligned with the County to preserve land for farming, maximize the impact of development on farming, preserve the rural farming environment and support the farming community.Folsom also passed a butterfly waystation ordinance in 2024. It also has a shade tree commission and a park commission.	
Agriculture & food production	Balance the Policy Objectives of the planning area while maintaining the viability of agriculture and agritourism in appropriate locations Promote economic development and diversification of the Encourage sustainable and profitable farming through agricultural Educate the state's residents on the economic and environmental	Preserve Open Space and Conserve Farmland, which the Borough views as unique and irreplaceable.		
Air quality	Ensure that both development and redevelopment will lead to the Delineate all current hotspots ozone & carbon monoxide hotspots			
Water quality	Encourage watershed-based regional flood and stormwater Avoid new development in designated flood plains and implement Reduce water consumption/manage water consumption to avoid Manage development to avoid surface and groundwater Coordinate state, regional, and local land use planning with the Protect and enhance wetlands & other water-dependent Identify locally important aquifer recharge areas, wellheads, Use naturally functioning systems and nonstructural methods for			
PROTECT THE ENVIRONMENT, PREVENT AND CLEAN UP POLLUTION GOAL				
Brownfield Remediation	Give public resources and assistance priority to communities with well-thought-out brownfield redevelopment strategies Plan, locate, and market redevelopment projects to capitalize on		Folsom is completely within the Pinelands National Reserve and follows the CMP. It is serviced by the ACUA for waste management and recyclables. It conserves open space by maintaining low density zoning and complying with CMP. The Borough's Land Use Board reviews all proposed development within the Borough as set forth in the Borough's Subdivision and Land Development Chapter 170 and Zoning Chapter 200 of its ordinances. Folsom has a shade tree commission, a park commission and environmental commission.	
Waste Management & Recycling	Promote multi-jurisdictional planning, design, and siting of waste Decrease the size of the waste stream by reduction at the source, Remove hazardous wastes from the solid waste stream Develop educational programs for residents			
PUBLIC FACILITIES / INFRASTRUCTURE GOAL				
Infrastructure Investment Priorities	The highest priority should be given to infrastructure projects and programs statewide that mitigate life-threatening situations and emergent threats to the public's health and safety, The second-highest priority should be given to maintenance, repair, Create functional plans which should include capital plans (i.e. Coordinate infrastructure investments with those of surrounding	As of 2017, a free Shuttle Service connected Folsom to the Hammonton Train Station. The NJ TRANSIT 315 Bus Route between Philadelphia and Cape May serves Folsom via the Black Horse Pike. The route has limited service and has one scheduled stop in Folsom at Cain's Mills Road.	There are no plans for placement of infrastructure in Folsom in the foreseeable future. Limited infrastructure is due to the preservation of areas within the Pinelands National Reserve. Promotion of accessibility for pedestrians and bicyclists is in line with this goal. Shuttle service to the Hammonton train station supports accessibility to transit goals. NJ transit services Folsom via the Black Horse Pike.	
	Provide greater accessibility to rail and bus transit systems/stops and improve mobility within neighborhoods Complete intra- and inter-modal transportation linkages that capitalize on land use, economic development, density, employment opportunities, mass transit facilities, and opportunities to complete coverage of transit corridors			

	Emphasize the movement of people rather than the movement of vehicles by investing in public transportation and prioritizing the needs of pedestrians and bicyclists Establish a working partnership between transportation agencies, Enhance the movement of goods throughout New Jersey by Evaluate the positive and negative impacts of every transportation Promote market-based incentives to alleviate congestion Make appropriate transportation investments that consider	Provide a circulation system for all modes of transportation, recognizing and accommodating the pedestrian and bicyclist.		
Mobility & equal Access				
Clean Energy	Promote and encourage the development of and expanded use of Ensure that adequate energy capacity exists to meet statewide Promote the use of energy efficient transportation vehicles and			
Public Health	Lead abatement in older homes and drinking water infrastructure Improving obesity outcomes through a physical planning framework Relocating air polluting facilities to more suitable locations, and / or			
HOUSING GOAL				
Housing	Municipal master plans and development regulations should provide a reasonable balance between residential and other land uses, to achieve sensible ratios between housing and jobs, housing and retail, housing and open space, and housing and other uses; different housing types, to address the full range of housing needs and preferences (different age groups, income levels, mobility options, and lifestyles); and housing costs, with an emphasis on quality affordable housing, housing tenures, and residential arrangements. Encourage & support housing maintenance Promote innovative public/private partnerships for housing Coordinate the siting of housing with the State Plan, the provision of Prohibit discriminatory lending practices and promote and enforce Encourage the adaptive reuse of obsolete commercial, industrial,	Goal: Create a range of housing options that will attract young residents and professionals while addressing the needs of the Borough's aging population and low- and moderate-income residents.	The current housing obligations for 2025-2035 are Present Need: 0; Prospective Need: 11. Folsom partners with the County for any residential housing supports. An Order fixing municipal obligations was signed by Judge Porto on March 27, 2025.	
ECONOMIC GROWTH GOAL				
Economic Development	Identify and target those economic sectors with the greatest growth potential and public benefit Provide skills training, leadership counseling and training, and Promote the retention and expansion of existing businesses, home-based businesses, the relocation of businesses from other states or abroad, and the creation of new businesses Enhance domestic tourism Provide support to the State's Main Streets, Special Improvement Provide adequate capital facilities, whether publicly or privately Encourage the clustering of compatible industries in ways that reduce natural resource consumption and minimize industrial waste and pollution Promote the creation and expansion of businesses that use raw Promote planning, investment, and maintenance of maritime	Goal: Improve the limited opportunities for commercial development or redevelopment along major thoroughfares in the Borough while retaining consistency with the Pinelands CMP. Promote the Borough's historic sites, open space and valuable natural resources as eco-tourism opportunities. Goal: Expand the possibility and case of commercial development in the Borough, particularly along the Black Horse Pike corridor. The Borough must create a new Rural Development Commercial (RDC) district, which would include existing commercial uses along the Black Horse Pike in the RD zone as well as the vacant lots being rezoned from FA-20. The district should also include design standards similar to the FC-R zone (such as the clustering of commercial development, building and roof offsets and landscaping/screening) to control for the design of commercial development and prohibit residential uses to further support the goal of encouraging economic development.	Folsom encourages commercial development. FC-R , forest commercial receiving and FC-S forest commercial sending. Districts were created along the Black Horse Pike. the FC-R District permits roadside retail sales and service establishments, consistent with the Pinelands CMP. The Borough continues to promote development of the remaining vacant and underutilized parcels in the FC-R District	
ARCHEOLOGICAL, HISTORIC, CULTURAL, SCENIC, OPEN SPACE, AND RECREATIONAL VALUE GOAL				
Scenic, Recreational & Open Space Resources	Coordinate regional, county, and municipal land use/open space Ensure that there are adequate indoor and outdoor recreational Connect large contiguous tracts of forest, grasslands, and other natural lands Implement the New Jersey Trails Plan including rails-to-trails Where appropriate, promote and encourage the protection and Ensure that residents are no more than a 10-minute walk from open Map critical slopes, manage their character, and enforce strict Map & manage important forest resources and maintain & expand	Goal: Borough will work with Green Acres to investigate opportunities to reduce its land holdings by selling land in order to expand open space preserves, create a greenway, and to reduce liability for the borough. They will be better managed as part of an existing preserve or wildlife management area.	Folsom maintains a historical society and environmental commission which would work with the County to achieve these goals. .	

Historic & Cultural Resources	Identification and protection of historic areas, historic sites, historic landscapes, archeological sites, and scenic corridors Support museums, libraries, interpretive centers and archives, and	Promote the Borough's historic sites, open space and valuable natural resources as eco-tourism opportunities.		
REVITALIZATION GOAL				
Revitalizing & Recentering Older Centers and Underutilized Urbanized Areas	<p>Correct the phenomenon of communities that exhibit Center-like features adopting inappropriate suburban models</p> <p>Reinvestment should make areas less auto-oriented, more pedestrian-friendly, and more interconnected to improve mobility</p> <p>Redevelopment plans should reintroduce Center-like features & beautify public spaces</p> <p>Reverse interventions that have erased natural features and integrate any recoverable natural features into redevelopment</p>	<p>Limit sprawl by concentrating development in cores, nodes, centers. Incorporate design standards to ensure new development doesn't diminish rural character.</p> <p>The Borough may wish to consider directing the Planning Board to undertake a preliminary investigation of any properties or areas where revisions to Pineland Commission regulations governing the use of advanced wastewater treatment systems might create opportunities on underutilized properties in the existing FC District.</p>	No redevelopment or rehabilitation areas are currently in the Borough. The lack of infrastructure has greatly diminished development within the Borough. Folsom consists primarily of large, undeveloped tracts of forests and wetlands.	
SOUND AND INTEGRATED PLANNING GOAL				
Comprehensive Planning	<p>Integrate planning with neighboring municipalities, the county, regional bodies, and statewide planning initiatives</p> <p>Ensure that land use patterns encourage the goals of the state plan</p> <p>Apply design principles to create and preserve spatially defined, visually appealing, and functionally efficient places in ways that establish a recognizable identity, create a distinct character, and maintain a human scale</p>	<p>Current Land Development and Zoning regulations continue to ensure that development within the Borough does not conflict with the Pinelands Comprehensive Management Plan or the general welfare of neighboring municipalities, the County or the State. The Borough should continue to explore shared services opportunities and pursue partnerships, as available.</p> <p>Incorporate design standards to ensure new development doesn't diminish rural character.</p>	The Borough maintains shared service agreements with the County for vacant properties and continues to explore options to meet planning goals of maintaining its rural character.	

A.2 Cross-Acceptance Response Template

Section 1: Consistency with The Preliminary State Plan

If a municipality or regional entity obtained Plan Endorsement that has not expired, this section does not need to be completed.

1. Indicate which documents the municipality or county has and the dates of adoption:

- ☐ Most recent adopted Master Plan and any draft elements currently being considered
- ☐ Master Plan Reexamination Report(s)
- ☐ Official Map pursuant to N.J.S.A. 55D-32
- ☐ Land use map
- ☐ Zoning Ordinance and other land development standards
- ☐ Zoning map and schedule
- ☐ Natural Resource Inventory
- ☐ Recreation and Open Space Inventory (ROSI)
- ☐ Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL)
- ☐ Resource protection ordinances
- ☐ Farmland Preservation/Agricultural Retention Plan
- ☐ Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

2. Review the ten goals in The Preliminary State Plan and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.

3. If inconsistent how will the municipality or county become more aligned with the State goals and how will this be achieved? What is the predicted timeframe for greater consistency?

4. How well do the designated State Planning Areas suit the current and future development of your municipality and/or county?

Section 2: Agreements and Disagreements with The Preliminary State Plan

1. Provide a detailed discussion of any issues or recommendations to The Preliminary State Plan in order to better meet local needs.

2. Provide a detailed explanation of how municipal and county plans will be modified in order to create a greater degree of consistency.

3. Provide comments and recommendations regarding State agency implementation of the State Plan including any applicable agency or program, as well as, make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.

4. Submit a Negotiating Agenda, which will form the basis of the negotiation sessions between the negotiating entity and the SPC. The agenda should state the issues being presented, proposed alternatives and provide direct citations of pertinent State Plan provisions wherever possible. OPA will then schedule meetings with the negotiating entity to work through the agreements and disagreements.

5. Identify areas to be protected and areas where sprawl (low density auto-dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.

6. Does the municipality and/or county have an open space plan? Open space tax?

The County has an open space tax. The Township has a ROSI that was approved and updated in 2022.

7. Is the municipality a member of Sustainable Jersey? If not, what are the reasons for not participating? Does the municipality have other environmental groups, such as, an Environmental Commission or a Green Team?

Yes. The Environmental Commission is a member and has Silver Certification.

8. Please indicate your community's three most important local and regional land use planning goals and priorities:

Housing - meeting the Township's affordable housing obligation and planning for housing in appropriate locations.

Infrastructure - extending infrastructure into areas where existing septic systems are failing, and extending it to areas already developed; maintaining the existing infrastructure.

Economic Development - planning for development in appropriate areas to provide the needed services to the residents.

9. Please list the Negotiating Committee members:

Chris Johansen, Township Administrator; Tony Coppola, Mayor; Jen Heller, Township Planner.

10. Will your county require a translator at the public hearings? If so, please identify language:

No.

11. Additional comment(s):

The Township completed the Plan Endorsement process in 2022. We would like to extend sewer service north along Route 9 to provide sanitary sewer service to existing businesses and homes.

A.2 Cross-Acceptance Response Template

Section 1: Consistency with The Preliminary State Plan

If a municipality or regional entity obtained Plan Endorsement that has not expired, this section does not need to be completed.

1. Indicate which documents the municipality or county has and the dates of adoption:

- ☒ Most recent adopted Master Plan and any draft elements currently being considered
- ☒ Master Plan Reexamination Report(s)
- ☒ Official Map pursuant to N.J.S.A. 55D-32
- ☒ Land use map
- ☒ Zoning Ordinance and other land development standards
- ☒ Zoning map and schedule
- ☒ Natural Resource Inventory
- ☒ Recreation and Open Space Inventory (ROSI)
- ☒ Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL)
- ☐ Resource protection ordinances
- ☐ Farmland Preservation/Agricultural Retention Plan
- ☒ Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

2. Review the ten goals in The Preliminary State Plan and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.

Linwood has incorporated key components of the State Plan for revitalization, climate change, comprehensive planning, Historic & Scenic preservation, enhancing water resources, and pollution & environmental cleanup.

3. If inconsistent how will the municipality or county become more aligned with the State goals and how will this be achieved? What is the predicted timeframe for greater consistency?

Linwood is consistent with the concepts that relate to Linwood

4. How well do the designated State Planning Areas suit the current and future development of your municipality and/or county?

Several of the concepts of which were identified in #2 are well suited

Section 2: Agreements and Disagreements with The Preliminary State Plan

1. Provide a detailed discussion of any issues or recommendations to The Preliminary State Plan in order to better meet local needs.

Address state formula for school funding

2. Provide a detailed explanation of how municipal and county plans will be modified in order to create a greater degree of consistency.

Municipalities and counties will have to review all the components of the state's plan and adopt provisions that can be incorporated in areas that work for that particular municipality or county.

3. Provide comments and recommendations regarding State agency implementation of the State Plan including any applicable agency or program, as well as, make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.

Continue collaboration and feedback with municipalities and counties

4. Submit a Negotiating Agenda, which will form the basis of the negotiation sessions between the negotiating entity and the SPC. The agenda should state the issues being presented, proposed alternatives and provide direct citations of pertinent State Plan provisions wherever possible. OPA will then schedule meetings with the negotiating entity to work through the agreements and disagreements.

5. Identify areas to be protected and areas where sprawl (low density auto-dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.

6. Does the municipality and/or county have an open space plan? Open space tax?

No

7. Is the municipality a member of Sustainable Jersey? If not, what are the reasons for not participating? Does the municipality have other environmental groups, such as, an Environmental Commission or a Green Team?

Linwood is a member of Sustainable Jersey and does have an Environmental Commission and Green Team

8. Please indicate your community's three most important local and regional land use planning goals and priorities:

1. Improve pedestrian access on City streets, and also County Road 585 and State Rt. 9. Sidewalks are needed especially on Rt. 9.
2. Preservation of open space and the protection of environmentally sensitive areas.
3. Maintaining the business & commercial districts and providing more commercial ratables in appropriate locations.

9. Please list the Negotiating Committee members:

Leigh Ann Napoli, City Administrator/Municipal Clerk

Eric Ford, Council President

Blair Albright, Councilmember

City Engineer

10. Will your county require a translator at the public hearings? If so, please identify language:

No

11. Additional comment(s):

#5) The City of Linwood has several flood areas of concern. The intersection at Barr Avenue & Lincoln Avenue, Hamilton Avenue, various sections of our bike path, and Poplar Avenue. The City hopes to receive grant funding to help offset the costs to correct these problem areas.

Name	Population (2020 Census)	Population Density (/sqmi)	Land Area (sqmi)	Pinelands Area
Longport	893	2,233		0.4
CAFRA Area	Negotiating Entity	Endorsed Plan	Current Petition	
X				

Recent Documents	Do they have one?	Date of adoption	Comments	Link
Master Plan	No			
Master Plan Reexamination Report	Yes	Apr-15		
Official map pursuant to N.J.S.A. 55D-32	No			
Land Use map	No			
Housing Element and Fair Share Plan	No			
Zoning ordinance	Yes	2024		
Zoning map & schedule	Yes	1999		
Natural Resource inventory	No			
Recreation and Open Space Inventory	County Plan			
Redevelopment and/or rehabilitation plan	No			
Resource protection ordinances	No			
Farmland Preservation/Agricultural Retention plan	County Plan			
Open Space Plan	No			
Open Space tax		no		
Sustainable Jersey membership	Registered	Yes		
Other environmental groups				
Public Access Plan	Yes	2021		
Getting to Resilience Report	Yes	2015		
Planning Areas				
1 Metro				

Name	Population (2020 Census)	Population Density (/sqmi)	Land Area (sqmi)	Pinelands Area
Margate	5,317		3,744	1.4
CAFRA Area	Negotiating Entity	Endorsed Plan	Current Petition	
X				

Recent Documents	Do they have one?	Date of adoption	Comments	Link
Master Plan	Yes	2016		
Master Plan Reexamination Report	No			
Official map pursuant to N.J.S.A. 55D-32	No			
Land Use map	Yes	In Master Plan, 2016		
Housing Element and Fair Share Plan	Yes	In Master Plan, 2016		
Zoning ordinance	Yes	2024		
Zoning map & schedule	Yes	2018		
Natural Resource inventory	No			
Recreation and Open Space Inventory	Yes	County Plan & In Master Plan		
Redevelopment and/or rehabilitation plan	Maybe?	Causeway Redevelopment Plan - Only Concept Plan found		
Resource protection ordinances	No			
Farmland Preservation/Agricultural Retention plan	No	County Plan		
Open Space Plan	No			
Open Space tax				
Sustainable Jersey membership	Bronze Certified	Yes		
Other environmental groups/Plans	Community Forestry Management Plan & Green Team	Yes		

Planning Areas
1 Metro

Name Pleasantville CAFRA Area X	Population (2020 Census) 20,629	Population Density (/sqmi)	Land Area (sqmi) 3,606	Pinelands Area 5.7
Negotiating Entity	Endorsed Plan	Current Petition		
Recent Documents	Do they have one?	Date of adoption	Comments	Link
Master Plan	No			
Master Plan Reexamination Report	Yes	November 2015		
Official map pursuant to N.J.S.A. 55D-32	No			
Land Use map	No			
Housing Element and Fair Share Plan	Yes			
Zoning ordinance	Yes		2024	
Zoning map & schedule	Yes		2006	
Natural Resource inventory	Yes		2016	
			Published as a Master Plan Element	
Recreation and Open Space Inventory	Yes	11/1/2015		
Redevelopment and/or rehabilitation plan	Yes	Various		
Resource protection ordinances	no			
Farmland Preservation/Agricultural Retention plan	County			
Open Space Plan	Yes	11/1/2015	Published as a Master Plan Element	
Open Space tax	No			
Sustainable Jersey membership	Bronze Certified			
Other planning documents	Yes	Midtown Neighborhood Plan		

Planning Areas
PA1 - Metro, PA5- Evn. Sens., Park

A.2 Cross-Acceptance Response Template

Section 1: Consistency with The Preliminary State Plan

If a municipality or regional entity obtained Plan Endorsement that has not expired, this section does not need to be completed.

1. Indicate which documents the municipality or county has and the dates of adoption:

- ☐ Most recent adopted Master Plan and any draft elements currently being considered
- ☒ Master Plan Reexamination Report(s)
- ☐ Official Map pursuant to N.J.S.A. 55D-32
- ☐ Land use map
- ☐ Zoning Ordinance and other land development standards
- ☒ Zoning map and schedule
- ☒ Natural Resource Inventory
- ☒ Recreation and Open Space Inventory (ROSI)
- ☒ Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL)
- ☐ Resource protection ordinances
- ☐ Farmland Preservation/Agricultural Retention Plan
- ☒ Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

2. Review the ten goals in The Preliminary State Plan and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.

The equity goal has not be incorporated into the City's documents. The climate change goal has been addressed expect for extreme heat

Natural and Water Resources goal has been addressed except for habitat preservation and air quality. For the protect the environment, prevent and cleanup pollution

goal, the City does not currently have information regarding brownfield remediation, waste management, or recycling practices. The public facilities / infrastructure goal needs additional infrastructure projects

The economic goal needs more information on business promotion. The Housing, Archaeological, revitalization, and sound and integrated planning goals are being met

3. If inconsistent how will the municipality or county become more aligned with the State goals and how will this be achieved? What is the predicted timeframe for greater consistency?

These will up addressed in the City's master plan reexamination report currently being drafted. In addition, the City is creating a capital plan

4. How well do the designated State Planning Areas suit the current and future development of your municipality and/or county?

The current planning areas are appropriate

Section 2: Agreements and Disagreements with The Preliminary State Plan

1. Provide a detailed discussion of any issues or recommendations to The Preliminary State Plan in order to better meet local needs.

None

2. Provide a detailed explanation of how municipal and county plans will be modified in order to create a greater degree of consistency.

The state goals will be addressed in the City's master plan reexamination report

3. Provide comments and recommendations regarding State agency implementation of the State Plan including any applicable agency or program, as well as, make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.

None

4. Submit a Negotiating Agenda, which will form the basis of the negotiation sessions between the negotiating entity and the SPC. The agenda should state the issues being presented, proposed alternatives and provide direct citations of pertinent State Plan provisions wherever possible. OPA will then schedule meetings with the negotiating entity to work through the agreements and disagreements.

5. Identify areas to be protected and areas where sprawl (low density auto-dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.

6. Does the municipality and/or county have an open space plan? Open space tax?

No

7. Is the municipality a member of Sustainable Jersey? If not, what are the reasons for not participating? Does the municipality have other environmental groups, such as, an Environmental Commission or a Green Team?

yes, also has an environmental commission and green team

8. Please indicate your community's three most important local and regional land use planning goals and priorities:

Mitigation from flooding, parking in the historic district, and loss of primary single family homes

9. Please list the Negotiating Committee members:

10. Will your county require a translator at the public hearings? If so, please identify language:

No

11. Additional comment(s):

Name	Population (2020 Census)	Population Density (/sqmi)	Land Area (sqmi)	Pinelands Area
Ventnor	9,210		4,605	2.0
CAFRA Area	Negotiating Entity	Endorsed Plan	Current Petition	
X				
Recent Documents	Do they have one?	Date of adoption	Comments	Link
Master Plan	No			
Master Plan Reexamination Report	Yes	December 2016		
Official map pursuant to N.J.S.A. 55D-32	No			
Land Use map	No			
Housing Element and Fair Share Plan	Yes	Being Drafted		
Zoning ordinance	Yes		2024	
Zoning map & schedule	Yes		2006	
Natural Resource inventory	Yes		2023	iTree Street Tree Report
			Published as a Master Plan Element	
Recreation and Open Space Inventory	Yes		12/1/2016	
Redevelopment and/or rehabilitation plan	Yes		2001	Northeast Ventnor Redev Plan (2001)
Resource protection ordinances	Yes		2015	Water conservation ordinance
Farmland Preservation/Agricultural Retention plan	County			
Open Space Plan	Yes		12/1/2016	Published as a Master Plan Element
Open Space tax	No			
Sustainable Jersey membership	Bronze Certified			
Other planning documents	Yes	Flood Hazard Inventory Map 2007		

Planning Areas
1 Metro
5 Envi Sensitive