



Burlington County Board of Commissioners

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Eve A. Cullinan, County Administrator
Erin M. Kelly, Clerk of the Board

Burlington County Commissioners

Felicia Hopson, Director
Allison Eckel, Deputy
Randy Brolo
Tyler J. Burrell
Tom Pullion

AGENDA, REGULAR MEETING, BOARD OF COMMISSIONERS, COUNTY OF BURLINGTON

Date: May 28, 2025 - 7:00 PM

Location: County Administration Building
Commissioners' Board Room
49 Rancocas Road
Mount Holly, NJ 08060

Agenda: AUTHORIZATION OF BURLINGTON COUNTY'S CROSS ACCEPTANCE RESPONSE AND TRANSMITTAL TO THE NEW JERSEY STATE PLANNING COMMISSION FOR THE DEPARTMENT OF PUBLIC WORKS, DIVISION OF ENGINEERING

Official Resolution#		2025-00331						
Meeting Date		05/28/2025						
Introduced Date		05/28/2025						
Adopted Date		05/28/2025						
Agenda Item		i-30						
CAF #								
Purchase Req. #								
Result		Adopted						
COUNTY COMMISSIONER	PRES.	ABS.	MOVE	SEC	AYE	NAY	ABST.	RECU.
Hopson, Director	✓				✓			
Eckel, Deputy	✓			✓	✓			
Brolo	✓				✓			
Burrell	✓				✓			
Pullion	✓		✓		✓			

I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE, COMPLETE AND ACCURATE COPY OF THIS RESOLUTION, ADOPTED BY THE BOARD MEMBERS OF THE COUNTY OF BURLINGTON, NJ AT THE MEETING REFERENCED THEREON

CLERK OF THE BOARD

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, 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 Burlington, 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 March 27, 2024, thereby authorizing the Burlington County Division of Engineering staff to participate in Cross Acceptance as the designated Negotiating Entity for the County of Burlington and its municipalities; and

WHEREAS, Burlington 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 Burlington agreed to submit comment to the SPC on the findings, recommendations, objections, and other information as set forth in the Cross Acceptance Response Template; and

WHEREAS, the Burlington County Division of Engineering staff, in its role as Negotiating Entity for the County of Burlington, has prepared a Cross Acceptance Response containing the comments on the Preliminary SDRP of the County of Burlington and summarizing the responses and high-level reviews of all forty municipalities; now, therefore, be it

RESOLVED, that the Board of County Commissioners of the County of Burlington hereby authorize the transmittal of the Burlington 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.

Introduced on: May 28, 2025
Adopted on: May 28, 2025
Official Resolution#: 2025-00331

BURLINGTON COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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Introduction

This Burlington County Cross Acceptance Response Template (CART) is the culmination of work in support of the New Jersey State Development and Redevelopment Plan (State Plan) Cross Acceptance Process. This report was developed on behalf of Burlington County by the planning consultant team of Heyer, Gruel & Associates and Michael Baker International, Inc., which were contracted by Delaware Valley Regional Planning Commission (DVRPC) to assist Burlington County with the Cross Acceptance Process.

This Burlington County CART summarizes municipal input from meetings, plan consistency review, and survey responses from January through April 2025, including agreements and disagreements with the State Plan, concerns with mapping protocols, if noted, and description of how municipal development plans fit with the State Planning Policy map. Completed municipal CARTs are located in the appendix of this report. If a municipality did not complete a CART, they are assumed to be in compliance with the State Plan (see General Consistency with State Plan).

Process Summary

All 40 municipalities within Burlington County, along with representative consultants, and Burlington County officials, were invited to participate in the Cross Acceptance Process, with the following opportunities for participation.

1. Meetings

- Burlington County offered two virtual Cross Acceptance Kick-Off meetings on January 28 and 31, 2025.
- The Burlington County Cross Acceptance Public Meeting, hosted by the Office of Planning Advocacy, New Jersey Business Action Center, occurred in person on March 11, 2025.
- Individual Meetings as requested by municipalities.

2. CART Survey

- The consultant team converted Appendix A.2 from the State Plan into an online survey, hosted by Survey123, and a Microsoft Word document.
- A how-to guide was included for survey respondents, based on Appendix A.2 instruction.

3. State Plan Policy Map Mapping Feedback Survey

- The State Plan Policy Map was used as a basis to solicit mapping feedback via an online survey, hosted by Survey123.



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Key Takeaways from the Cross Acceptance Process in Burlington County

Overview

- A total of 23 out of 40 municipalities submitted a CART.
- A total of 17 out of 40 municipalities did not provide a CART and therefore the planning consultant and the County completed a CART on their behalf. This is noted at the top of each municipal CART to which this applies.
- A total of 8 out of 40 municipalities submitted mapping feedback on the State Plan Policy Map.
- A total of 32 out of 40 municipalities did not provide mapping feedback and thus are in agreement with the State Plan Policy Map.
- 7 municipalities (Wrightstown Borough, New Hanover Township, Bass River Township, Washington Township, Woodland Township, Tabernacle Township, and Shamong Township) are located mostly within areas regulated by the New Jersey Pinelands Commission and therefore did not submit a CART.
- 10 municipalities (Beverly City, Burlington Township, Cinnaminson Township, Delran Township, Edgewater Park Township, Florence Township, Palmyra Borough, Riverside Township, Riverton Borough and Willingboro Township) recently underwent plan endorsement and were not required to complete Section 1 of the CART.

Municipal CART Response Summary

- Warehousing – Several municipalities indicated that warehousing has impacted development patterns within their community in unanticipated ways.
- Affordable Housing – Municipal affordable housing obligations are called out and inconsistencies between the State Planning Areas and appropriately sited affordable housing developments could become more aligned.
- Traffic – Several municipalities indicated that traffic and circulation issues could be better addressed through stronger coordination with State, County, and local governments.
- Flooding – Almost every municipality indicated areas of concern for flooding and other environmental concerns. Some municipalities indicated that there should be mapping revisions to address these environmentally sensitive areas and stream corridors.
- Sprawl – Some municipalities indicated that they do have sprawl-type development and have indicated that there are challenges to limiting this type of larger lot development.
- Infrastructure – Most municipalities indicated that maintaining and updating infrastructure has been a main priority, and funding and grant opportunities to continue to do so are vital for towns.



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- Master Planning – Many municipalities indicated that they will continue to update their master planning documents to continue to pursue alignment with the State Plan.
- Regional Planning – Several municipalities indicated that they strive to maintain consistency with regional planning efforts.
- Environmental and Agricultural Protections – Many municipalities discussed preservation efforts and are consistently looking for opportunities to preserve appropriate lands from future development.
- Open Space and Preserved Lands – Many municipalities discussed their efforts in protecting open space and natural resources and hope for continued State support in these efforts.

Areas of Alignment with the State Plan

- All municipalities are generally aligned with the State Goals.

Areas of Disagreement with the State Plan

- At least two municipalities were in disagreement with certain State Plan Planning Area designations.
- Summary of disagreements include the following:
 - Areas of PA-1 and PA-2 may not be accurate for some for parks, rural, and other open space, municipal properties, schools, and environmentally sensitive areas.
 - Aligning the PA boundaries to include entire tracts or properties may help municipalities properly plan for new growth.



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Appendix A. Municipal Planning Documentation Matrix

Appendix B. Burlington County Mapping Documentation



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Burlington County Cross-Acceptance Response Template

Your Name / Title: Tom J. Stanuikynas, Supervising Planner

Your Email Address: tstanuikynas@co.burlington.nj.us

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 county has and the dates of adoption:

<input type="checkbox"/> Most recent adopted Master Plan	See elements below
<input checked="" type="checkbox"/> Burlington County Highway Master Plan – 6/12/2019	
<input checked="" type="checkbox"/> Farmland Preservation Plan – 2022	
<input checked="" type="checkbox"/> Parks and Open Space Master Plan – 2002	
<input checked="" type="checkbox"/> Climate Change Related Hazard Vulnerability Assessment for the Route 130 Corridor (11 communities)	In progress
<input checked="" type="checkbox"/> Zoning Ordinance and other land development standards	4/1/2024
<input checked="" type="checkbox"/> Bicycle Master Plan	6/1/2014
<input checked="" type="checkbox"/> Wastewater Management Plan	5/24/2017
<input checked="" type="checkbox"/> Regional Vision Zero Plan – in cooperation with DVRPC	In progress

2. Review the ten goals in The Preliminary State Plan (pages 11-13) and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.

1. Economic Development – Highly Consistent, the Burlington County Bridge Commission operates the County's Economic Development office, which works closely with the State's Business Action Center (BAC) and New Jersey Economic Development Authority (NJEDA). The County supports treating agriculture as a business and not just a land use (example the County Farmer's Market).
2. Housing – Consistent, the County has a robust Community Development & Housing assistance program that includes the Block Grant Program, HOME Investment Partnership Program and other federally funded programs. The County has a Transfer of Development Rights program, which provides denser housing where it makes sense (i.e., near existing infrastructure) while preserving important lands for farmland and open space.



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3. Infrastructure – Highly Consistent, the County implements its Highway Mater Plan, which was prepared by the DVRPC through its Department of Public Works. The Burlington County Bicycle Master Plan and Burlington County Parks and Open Space Plan identify a network of over 100 miles of regional trails, including the greater Philadelphia Circuit Trails, to improve access to alternative transportation opportunities. The County works closely with the DVRPC and State agencies to maintain its roadways and bridges and provide safe travel routes.
4. Revitalization and Recentering – Highly Consistent, as indicated above. The County coordinates with its 40 municipalities to promote good planning principles. The County targets farms and open space areas for preservation that are consistent with municipal zoning and master plans.
5. Climate Change – Highly Consistent, the County is working with the NJDEP through a grant from NOAA to prepare a region-wide CCRHVA for the 11 municipalities along the Route 130 corridor. The County's commitment to preserving open space is beneficial to protecting the environment, reducing greenhouses gases and addressing climate change. The County will strive to protect the climate by ensuring climate friendly agricultural practices are permitted on preserved farms.
6. Natural and Water Resources – Consistent, the County's Resource Conservation Department manages and maintains the open space and parks within the County, which are linked through regional trails and greenways. The County's Farmland Preservation Program is one of the most successful in the State and provides cost share grants that protect the natural and water resources on preserved farms. The County has prepared a Watershed Management Plan for the Rancocas Creek and has participated in other similar planning initiatives. The County pursues grant opportunities to monitor and maintain the health of the waterbodies for recreational purposes. The County has established and maintained the water allocation credit exchange that monitors withdrawals from the PRM aquifer.
7. Pollution and Environmental Clean-Up – Not Inconsistent, the County's Resource Conservation and Solid Waste Departments implement several programs aimed at protecting the environment. The Solid Waste Department operates programs such as Recycling, Household Hazardous Waste and Clean Communities and maintains facilities that manage waste generation in the County in an environmentally sound manner.
8. Historic and Scenic Resources – Consistent, the County Resource Conservation Department maintains several County parks that include historic and scenic resources including the Smithville Historic District, listed on the National and NJ Registers of Historic Places. The County maintains other sites, such as the County Prison, which is a national historic landmark.
9. Equity – Consistent, the County strives to promote equity throughout the County through its various programs and initiatives.
10. Sound and Integrated Planning – Highly Consistent, the County partners with its municipalities, the DVRPC and State agencies to promote sound and integrated planning concepts through a variety of ongoing and as-needed initiatives.



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

The County is generally aligned with the State goals and will continue to strive for greater consistency throughout all planning efforts from the local to state levels.

4. How well do the designated State Planning Areas (pages 71-76) suit the current and future development of your municipality and/or county?

Mapping responses have been submitted by municipalities. A main priority of the County is the preservation and protection of the Rancocas Creek and other environmentally sensitive lands identified in the Burlington County Parks and Open Space Master Plan. State Planning Areas should be consistent throughout the State and between municipalities that went through the State Plan Endorsement process. The Planning Areas should align with the County's Acquisition Targeting List for farms to be preserved. Additionally, Planning Areas should align with County Wastewater Management Plan boundaries.

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.

- The Rancocas Creek, its tributaries and other open space project areas identified in the Burlington County Parks and Open Space Master Plan should continue to be protected, and the State Plan should consider the watershed as a future Special Resources Area.
- Regional planning amongst municipalities is an important tool as issues typically do not stop at municipal borders. Therefore, additional regional planning efforts, supported by the State, would benefit the County, especially regarding transportation. Similar cooperation between the NJDEP, County and 11 municipalities to develop regional CCRHVA is a good example of regional collaboration.
- State assistance to promote development and redevelopment within areas of existing infrastructure will help our overburdened communities that lack resources to effectuate change on their own. Incentives such as the Transit Village Program, Urban Enterprise Zones, opportunity zones, the Main Street Program and others will help our communities thrive and promote growth.
- Coordination between State Agencies, the County and municipalities can be improved to address regional issues such as traffic circulation and safety, multimodal transportation options, open space preservation, wastewater management planning and economic development. Coordination could be improved by the State offering specific directives that are in keeping with other State agency rules to ensure consistency.
- The County and municipalities could utilize more resources provided by the State to address flooding issues and other resiliency issues related to climate change in order to be consistent with State-directed initiatives.
- Proper targeting and preservation of farms and open space helps direct development in appropriate areas; therefore, the State Plan map should reflect County priority areas for acquisition and/or preservation.



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- Similarly, municipally designated areas in need of redevelopment direct development into areas where infrastructure already exists and development has previously occurred. These areas should be identified on the State Plan map as areas where the State encourages development.

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

The County will continue to update plans to support consistency with the State Plan and goals as well as continue its ongoing coordination with the State Planning Commission and other State agencies.

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.

Public transit in the southern portion of the State should be improved to better serve residents and provide greater transportation options. Increased funding for infrastructure improvements (roads, bridges, sewer, water) must be available to upgrade aging systems, especially in underserved communities. The County would like to see the Wastewater Management Planning process align better with the State Planning Areas and Sewer Service Areas should be complimentary. State Planning Area boundaries should be consistent throughout the State and along municipal and County boundaries. Planning Areas should reflect municipal zoning and existing development patterns.

4. 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.

As indicated above, the County would like to see its environmentally sensitive areas along the Delaware River and Rancocas Creek and Pinelands Reserve protected from future sprawl development while maximizing bicycle/pedestrian mobility to increase resource appreciation and convenient access to nature. Protection of these critical environmental areas improves the quality of life for residents, provides recreational opportunities, reduces flood hazards and improves the natural habitat. Farmland preservation and open space protection is a priority throughout the County.

5. Does the county have the following?

☒ Open Space Plan

☒ Open Space Tax

☐ Other



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6. Is the county a member of Sustainable Jersey?

☐ Yes

☒ No

Sustainable Jersey does not have a program for Counties. The County supports the volunteer efforts of local municipal green teams and is coordinating with them on the regional CCRHVA.

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

- 1) Protect stream corridors and environmentally sensitive areas by targeting areas for preservation.
- 2) Reduce sprawl and promote development that is in line with municipal master plans and zoning and ensure future development is appropriately situated and consistent with existing land uses, infrastructure capacity and does not adversely impact the natural environment.
- 3) Provide safe and efficient transportation connections throughout the County for all roadway users including pedestrians, bicyclists, vehicles and public transportation.

8. Additional comments:



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Bass River Township Cross-Acceptance Response Template

Bass River Township is located mostly within areas regulated by the New Jersey Pinelands Commission and therefore did not submit a CART. However the County's consultant completed this CART based on desktop research.

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.

5. 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 January 2019
- ☒ Master Plan Reexamination Report(s) 11/30/2022
- ☒ Official Map pursuant to N.J.S.A. 55D-32 December 2012
- ☐ Land use map
- ☒ Zoning Ordinance and other land development standards 5/24/2022
- ☒ Zoning map and schedule December 2012
- ☐ Redevelopment Plans
- ☐ Approved Housing Element and Fair Share Plans
- ☒ Natural Resource Inventory 5/1/1974
- ☐ 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
 - Ordinance #10 (2013)
 - Stormwater Management Ordinance (2023)
- ☐ Farmland Preservation/Agricultural Retention Plan
- ☒ Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management



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Plan, Capital Improvement Plan)

- Stormwater Management Plan (2010)

6. Review the ten goals in The Preliminary State Plan (pages 11-13) and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.

Bass River Township aligns itself with several goals of the State Plan. It supports **infrastructure** improvements, such as stormwater and wastewater management, through its plans and ordinances, reflecting the State Plan's emphasis on sustainable infrastructure. Additionally, it conforms to the Pinelands Comprehensive Management Plan in areas where the Pinelands management overlay applies, aligning with state goals for **natural and water resources, climate change, historic and scenic preservation, and sound and integrated planning**. The Pinelands' unique ecosystems and critical wildlife habitats are protected by the township's ordinances and plans, ensuring a cohesive and environmentally conscious approach to land use and development.

7. 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?

8. How well do the designated State Planning Areas (pages 71-76) suit the current and future development of your municipality and/or county?

The municipality suggested no changes to the State Plan Policy Map.

Section 2: Agreements and Disagreements with The Preliminary State Plan

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

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

11. 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.

12. 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.



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According to the State Plan Policy Map's Land Resource Impacts layer, there are areas of forest and wetlands near Sim Place Road in the northern part of the township, as well as on the runway area adjacent to the Warren Grove Range. In the southern part of Bass River, near New Gretna Village, there are several agricultural, forest, and wetland plots. According to the map, the township's southern region falls within FEMA flood zones, as well as NJDEP's Climate Adjusted Flood Elevation and Sea Level Rise layers. Additionally, areas along the Oswego and Wading Rivers are within FEMA flood zones and the Nature Conservancy's Floodplains layer.

13. Does the municipality and/or county have the following?

☐ Open Space Plan

☐ Open Space Tax

☐ Other

14. Is the municipality a member of Sustainable Jersey?

☐ Yes

☒ No

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?

The Bass River Environmental Commission is no longer active as noted on the Township's official website.

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

- 4) Update land use/zoning map to align current regulations with development and environmental needs.
- 5) Adjust height restrictions for elevated homes in flood zones to accommodate FEMA grant-supported projects.
- 6) Revise Pinelands boundaries to exclude New Gretna Village for revitalization while preserving forest and wetlands.

16. Additional comments:



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City of Beverly

Cross-Acceptance Response Template

The City of Beverly recently underwent plan endorsement and was not required to complete Section 1 of the CART. However the County's consultant completed Section 1 based on desktop research.

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:

- | | |
|---|--------------------------------------|
| <input checked="" type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered | 1999 |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s) | 6/21/2023 |
| <input type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32 | |
| <input type="checkbox"/> Land use map | |
| <input checked="" type="checkbox"/> Zoning Ordinance and other land development standards | No date available |
| <input checked="" type="checkbox"/> Zoning map and schedule | September 2013 |
| <input checked="" type="checkbox"/> Redevelopment Plans | 10/16/2007 |
| <input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans | Included as part of 1992 Master Plan |
| <input type="checkbox"/> Natural Resource Inventory | |
| <input type="checkbox"/> Recreation and Open Space Inventory (ROSI) | |
| <input type="checkbox"/> Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL) | |
| <input checked="" type="checkbox"/> Resource protection ordinances | |
| <ul style="list-style-type: none">• Stormwater Ordinance (2024)• Ordinance Establishing Regulations for Privately-Owned Salt Storage (2024)• Prohibiting Improper Disposal of Waste Ordinance (2005)• Prohibiting Illicit Sewer Connections (2005) | |



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☐ Farmland Preservation/Agricultural Retention Plan

☒ Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

- Stormwater Pollution prevention Plan (2024)

2. **Review the ten goals in The Preliminary State Plan (pages 11-13) and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.**

The City of Beverly aligns with several goals of the State Plan through thoughtful initiatives. For instance, it promotes **economic development** by redeveloping underutilized sites and encouraging mixed-use development. Efforts to align **infrastructure**, and **revitalization and recentering** goals, such as transit-oriented development around the RiverLine station, improve connectivity and sustainability. Beverly incorporates environmental protection measures in its zoning policies to preserve natural and water resources, and it values its historical waterfront character, particularly in the downtown area, aligning goals for **historic and scenic resource** preservation. Additionally, since its 2014 Master Plan Reexamination Report, the city has introduced multiple environmental ordinances that further align with the State's **pollution and environmental clean-up** goals.

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 (pages 71-76) suit the current and future development of your municipality and/or county?**

The municipality suggested no changes to the State Plan Policy Map.

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. **Identify areas to be protected and areas where sprawl (low density auto -dependent**



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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.

According to the State Plan Policy Map's Land Resource Impacts layer, there are areas of forest and wetlands by Wheatley Avenue, John Ct, 2nd Street, and Front Street that expand into parts of the adjacent park and forested area. There are also additional forest areas on Cherry St by the southwest corner of the city. As per the map, areas adjacent to Delaware River fall within FEMA flood zones, NJDEP's Climate Adjusted Flood Elevation and Sea Level Rise layers. Multiple parts of the city are also in the Nature Conservancy's Floodplains layer.

5. **Does the municipality and/or county have the following?**

☐ Open Space Plan

☐ Open Space Tax

☐ Other

6. **Is the municipality a member of Sustainable Jersey?**

☒ Yes, City of Beverly is a 'Registered' Sustainable Jersey Community

☐ No

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?

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

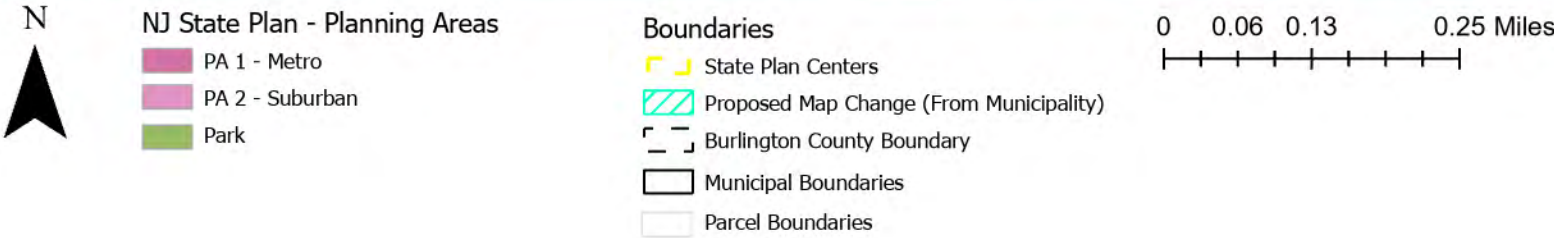
- Promote a mix of residential and non-residential uses to enhance the city's quality of life supported by business and recreation opportunities.
- Protect and improve environmental quality.
- Encourage innovative development proposals to enhance the environment, conserve energy, and support sustainable development patterns.
- Support commercial, office, recreational, and service projects to create employment and economic opportunities.
- Enhance riverfront access while promoting commercial development.
- Align development with the State Development and Redevelopment Plan as an Existing Center within the Metropolitan Planning Area (PA-1).
- Strengthen and diversify the city's economy by redeveloping underused sites and exploring mixed-use opportunities.
- Improve traffic flow, intersections, and downtown parking.
- Preserve and enhance riverfront areas for passive recreation and public access.

8. **Additional comments:**



State Plan Policy Map

Bordentown City, Burlington County



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Bordentown City Cross-Acceptance Response Template

Your Name / Title: Charles Latini, City Planner

Your Email Address: cwl@latinigleitz.com

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 6/29/2021
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 7/30/2024

☒ Zoning map and schedule

☐ Redevelopment Plans

☐ Approved Housing Element and Fair Share Plans

☒ Natural Resource Inventory 2015

☐ 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)

- Stormwater Management Plan April 2005



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2. **Review the ten goals in The Preliminary State Plan (pages 11-13) and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.**

Being a historic center, Bordentown City aspires and has implemented many of the goals of the State Plan.

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 (pages 71-76) suit the current and future development of your municipality and/or county?**

Very.

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.**

No disagreements

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

The city will continue to advance sound and integrated planning as it has. Our work with the county has enjoyed a spirit of cooperation that we believe will continue.

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.**

Agencies and their associated cabinet members need to pay more attention to the state plan and provide resources both technical and financial toward implementation.

4. **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.**

This is more of a concern for the Township as warehousing and its associated affordable housing obligations is pushed towards decisions that most municipalities have to make because of our overreliance on property taxes.

5. **Does the municipality and/or county have the following?**



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☒ Open Space Plan

☒ Open Space Tax

☐ Other

6. Is the municipality a member of Sustainable Jersey?

☒ Yes

☐ No

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?

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

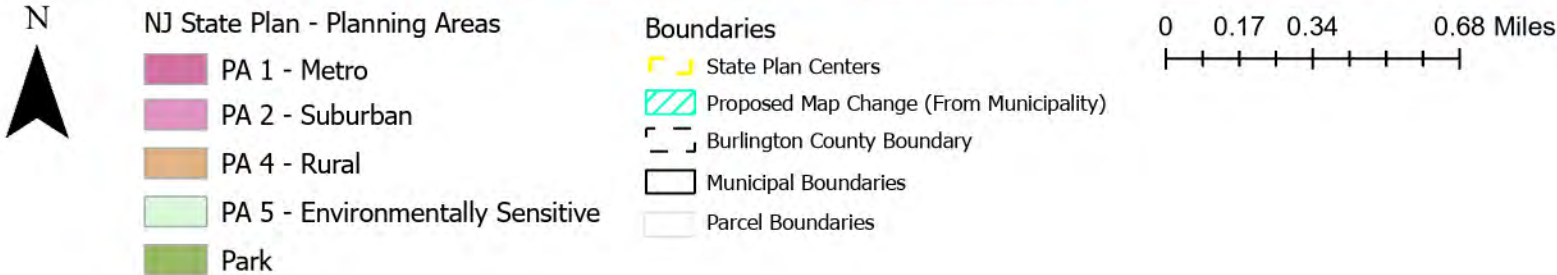
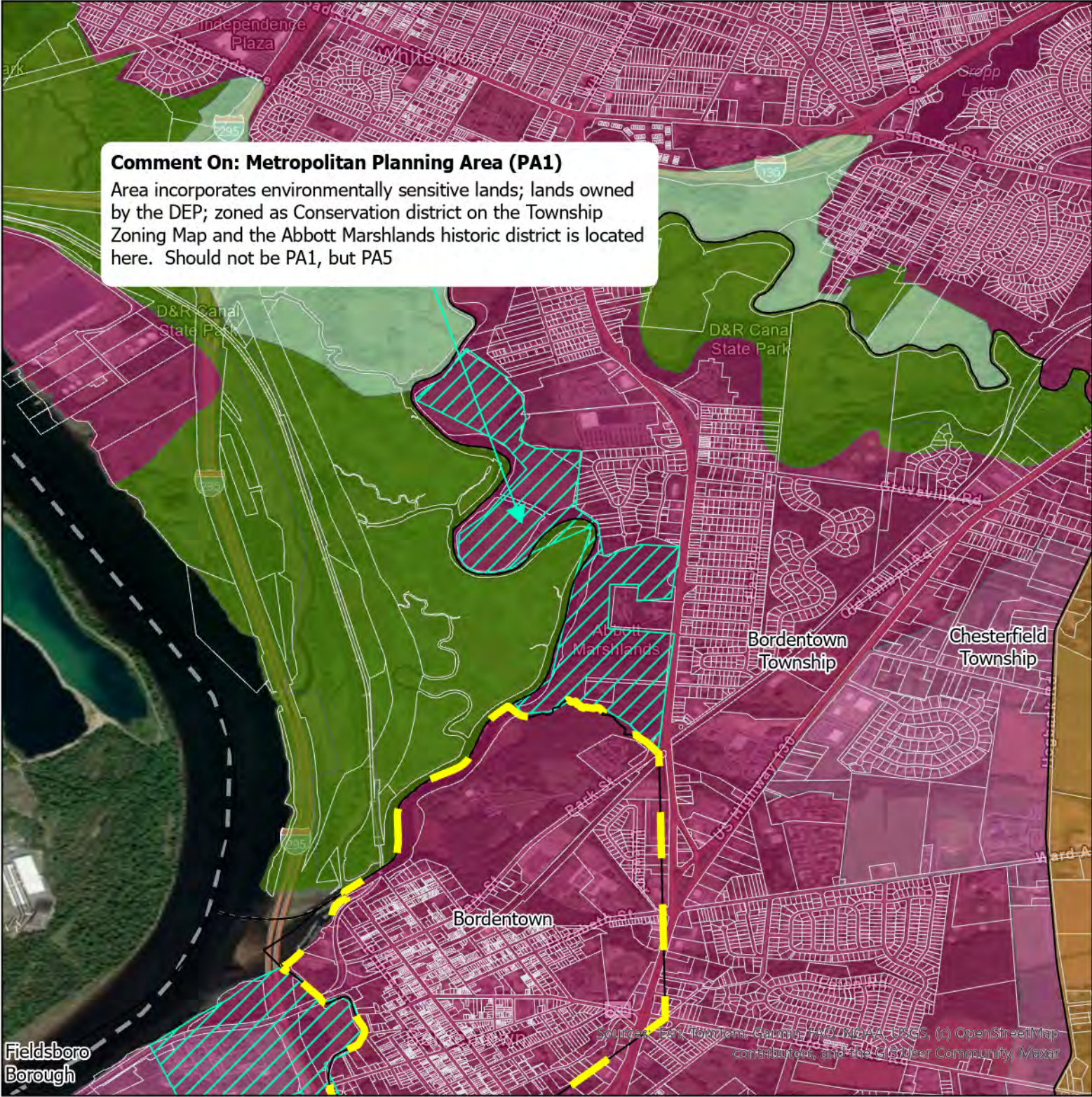
- 1) Open and public space improvements.
- 2) Multi-modal mobility.
- 3) Housing and historic structure preservation

8. Additional comments:



State Plan Policy Map

Township of Bordentown, Burlington County



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Township of Bordentown Cross-Acceptance Response Template

Your Name / Title: Mark Siegle Director of Community Development

Your Email Address: m.siegle@bordentowntwp.org

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: 1990; Circulation Plan Element 2019; Land Use Plan Element 2019 w/ minor amendment in 2022; HEFSP 2020 (to be updated by 6/30/25); Economic Development Plan Element 2022; Recreation and Open Space Plan Element 2023

☒ Master Plan Reexamination Report(s) 2018

☒ Official Map pursuant to N.J.S.A. 55D-32

☒ Land use map 1990

☒ Zoning Ordinance and other land development standards 2022

☒ Zoning map and schedule 2023

☐ Redevelopment Plans

☒ Approved Housing Element and Fair Share Plans

☒ Natural Resource Inventory 2013

☒ Recreation and Open Space Inventory (ROSI) 2017

☒ Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL)

- Southern Gateway Redevelopment Plan (last amended 2024)
- Agway Yates/Growmark Plan: Last updated 2021
- Bordentown CrossRoads Redevelopment Plan: updated 2023
- Waterfront Redevelopment Plan: 2014
- SAAJ-Red Roof Inn Plan: 2009



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- Block 1.10 Lots 3-9 and 20 Plan: 2018

☒ Resource protection ordinances

☐ Farmland Preservation/Agricultural Retention Plan

☒ Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

- Tree Removal Ordinance: 2022
- Stormwater Pollution Prevention Plan: 2024
- Municipal Stormwater Management Plan: 2006

2. Review the ten goals in The Preliminary State Plan (pages 11-13) and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.

- 1) Economic Development: The Township adopted an economic development element 2023 in an effort to bring a diversified mix of commercial uses to the Township to compliment existing development in an effort to promote balanced growth and not become heavily reliant on one industry. We also worked to simplify the land use approval process by making the process more streamlined .
- 2) Housing: The Township met and exceeded its 3rd round Aff housing req, through the construction of several inclusionary developments of various building forms (MF, attached TH, duplexes) & will continue to try and bring a diversified mix of housing types
- 3) Infrastructure: The Twp has an extensive bike/trail system which encourages ped/bike activity while also working with DOT to improvements to existing intersections for vehicular and pedestrian traffic

Not enough room to elaborate on the remainder but the Township is committed to aligning with the key concepts and policy objectives of the proposed plan.

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?

The Townships goals and objectives are generally pretty aligned with the goals and objectives of the proposed plans. Through the cross-acceptance process we will further identify any areas which may be askew and work on crafting and adopting ordinances to bring us in greater alignment with the State Plan.

4. How well do the designated State Planning Areas (pages 71-76) suit the current and future development of your municipality and/or county?

For the majority of the Township the proposed Planning Areas are PA1 and PA2 which align with the future development. It should be noted that some areas in the northwest portion of the Township (the Abbott Marshlands and some surrounding areas) are identified in PA2 on the proposed draft where they should be either PA5 or Park. This should be looked into.

Section 2: Agreements and Disagreements with The Preliminary State Plan

1. Provide a detailed discussion of any issues or recommendations to The Preliminary State



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Plan in order to better meet local needs.

Nothing to add at this time.

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

Based on the final version of the state plan and through the cross-acceptance process, areas on inconsistency will be identified and plans to address those inconsistencies through ordinance revisions will take place. This may or may not take place as part of a Master Plan Re-examination or update process.

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.**

More coordination locally with state agencies such as NJDEP and NJDOT.

4. **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.**

Utilize the following link and see the areas we have zoned as Conservation, which in the proposed draft map are in PA2. This should be reevaluated.

<https://bordentowntwp.maps.arcgis.com/apps/webappviewer/index.html?id=af8fff2db6a0400390d2c4b0f35d0ff6>

5. **Does the municipality and/or county have the following?**

☒ Open Space Plan

☒ Open Space Tax

☐ Other

6. **Is the municipality a member of Sustainable Jersey?**

☐ Yes

☒ No

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?



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The Township previously was a member of Sustainable Jersey with Bronze level certification in 2019. In speaking with members of the environmental commission and our government body liaison to the commission it was determined that the regulatory measures and paperwork associated with being a member of Sustainable Jersey was actually a detriment to being able to "get things done" so the Township is not a member at this time.

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

- 1) Greater Coordination with adjacent municipalities and state agencies (e.g. NJDOT) regarding coordinated development along our highway corridors.
- 2) Attracting a diverse mix of commercial uses to the Township using a node based development strategy on key sites
- 3) Expansion of our bikeway network to encourage interconnectivity between neighborhoods and commercial corridors to provide viable alternatives for non-vehicular modes of travel.

8. Additional comments:



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Burlington City Cross-Acceptance Response Template

Section 1, Question 1 was completed on behalf of Burlington City by Burlington County's planning consultant based on publicly available information. The rest of the survey was completed by the below City representative.

Your Name / Title: William Harris

Your Email Address: wharris@burlingtonnj.us

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:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered | 2010 |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s) | 08/25/2021 |
| <input type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32 | |
| <input checked="" type="checkbox"/> Land use map | Included in 2010 Master Plan |
| <input checked="" type="checkbox"/> Zoning Ordinance and other land development standards | Zoning ordinance (no date),
Land Use Ordinance (no date) |
| <input checked="" type="checkbox"/> Zoning map and schedule | 6/17/2014 |
| <input checked="" type="checkbox"/> Redevelopment Plans <ul style="list-style-type: none">Amendment to the New Yorkshire Redevelopment Plan (adopted 11-9-21) | |
| <input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans <ul style="list-style-type: none">December 2018; currently preparing Round 4 Housing Element & Fair Share Plan | |
| <input type="checkbox"/> Natural Resource Inventory | |
| <input checked="" type="checkbox"/> Recreation and Open Space Inventory (ROSI) | Included in 2010 Master Plan |



BURLINGTON COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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☐ Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL)

☒ Resource protection ordinances

- Stormwater Ordinance (no date available)
- Drainage Ordinance (no date available)

☐ Farmland Preservation/Agricultural Retention Plan

☒ Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

- Stormwater Management Plan (2006)
- Stormwater Pollution Prevention Plan (2018)

2. **Review the ten goals in The Preliminary State Plan (pages 11-13) and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.**

- Encourage development, redevelopment and economic growth in locations that are well situated with respect to present or anticipated public services or facilities and to discourage development where it may impair or destroy natural resources or environmental qualities
- Promote development and redevelopment in a manner consistent with sound planning and where infrastructure can be provided at private expense or with reasonable expenditures of public funds. (N.J.S.A. 52:18A-196, et seq.)

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?**

N/A

4. **How well do the designated State Planning Areas (pages 71-76) suit the current and future development of your municipality and/or county?**

The designated State Planning Areas suit the built-out character to the 3.1 square mile City of Burlington.

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.**

Adding further restrictions to redevelopment in regard to climate change will have a negative impact on the vitality and economic well-being of the City and its residents

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



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For built out, impoverished communities like the City of Burlington, higher level government planning requirements should defer to local decision makers on planning and zoning decisions as long as they are adopted in accordance with the Municipal Land Use Law.

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.**

See above

4. **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.**

Spawl is not an issue in the City of Burlington.

5. **Does the municipality and/or county have the following?**

☐ Open Space Plan

☐ Open Space Tax

☐ Other

6. **Is the municipality a member of Sustainable Jersey?**

☐ Yes

☒ No

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?

Getting citizens to volunteer for such committees is difficult.

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

- 1) Providing opportunities for residents to acquire and own an affordable home in the City.
- 2) Obtain funding to remediate certain contaminated sites in the City which could be redeveloped for housing and economic opportunities.
- 3) Preserve the City's historic properties to attract tourism.

8. **Additional comments:**



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Township of Burlington Cross-Acceptance Response Template

The Township of Burlington recently underwent plan endorsement and was not required to complete Section 1 of the CART. However the Township completed it nonetheless.

Date: March 26, 2025

Your Name / Title: Scott W. Hatfield, PE, CME, Township Engineer
Joseph Augustyn, PP, AICP, Township Planner

Your Email Address: shatfield@twp.burlington.nj.us; jaugustyn@alaimogroup.com

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:

- | | |
|--|---------------------|
| <input checked="" type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered | 7/10/2008 |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s) | 12/13/2108 |
| <input checked="" type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32 | 2/1/2023 |
| <input checked="" type="checkbox"/> Land use map | 6/4/2020 |
| <input checked="" type="checkbox"/> Zoning Ordinance and other land development standards | Continually Updated |
| <input checked="" type="checkbox"/> Zoning map and schedule | 11/1/2023 |
| <input checked="" type="checkbox"/> Redevelopment Plans | Numerous |
| <input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans | 12/20/2005 |
| <input type="checkbox"/> Natural Resource Inventory | |
| <input checked="" type="checkbox"/> Recreation and Open Space Inventory (ROSI) | 2/24/2023 |
| <input checked="" type="checkbox"/> Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL) | Numerous |
| <input type="checkbox"/> Resource protection ordinances | |
| <input type="checkbox"/> Farmland Preservation/Agricultural Retention Plan | |



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BURLINGTON COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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☒ Any other adopted planning documents (e.g. Stormwater Management Plan – 5/12/2005 (original); 12/13/2018 (revised); Wastewater Management Plan – 5/24/2017; Capital Improvement Plan – March 2025)

Refer to Dates Provided

2. Review the ten goals in The Preliminary State Plan (pages 11-13) and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.

1. Economic Development

- Burlington Township actively and historically promotes and advances economic “smart” growth benefitting all residents equally.
- Opportunities are advanced to all Township residents. Inequalities do not exist.
- Economic prosperity in Burlington Township incorporates Township Master Plan and New Jersey State environmental goals.
- Township infrastructure investments support sustainable growth.
- Degree: Advances/not inconsistent.

2. Housing

- Burlington Township provides balanced housing within all price ranges, for all age groups and income levels.
- Burlington Township has created a surplus of affordable housing, both owned and rented.
- The Township’s zoning and land use regulations incentivize balanced housing, including multi-generational.
- ADU’s will be accommodated as the law may require.
- Degree: Advances/not inconsistent.

3. Infrastructure

- Burlington Township provides necessary infrastructure effectively and efficiently based in capital improvement scheduling and in partnership with New Jersey State agencies.
- Targeted investments support smart growth and economic prosperity for all Township residents.
- Degree: Advances/not inconsistent.

4. Revitalization and Recentering

- Burlington Township enhances underperforming economic assets through focused redevelopment and rehabilitation.
- Burlington Township advances overall quality of life for all residents including sustainability, livability, functionality and prosperity by applying redevelopment tools over decades at industrial, commercial and residential properties. Contaminated sites have been brought to EPA/DEP standards. The defunct Burlington Mall has been demolished and redeveloped for balanced commercial, residential and industrial uses.
- Degree: Advances/not inconsistent.

5. Climate Change



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- Burlington Township implements resilience in municipal infrastructure, natural and built resources.
- Degree: Advances/not inconsistent.

6. Natural and Water Resources

- Burlington Township actively protects, maintains and enhances its natural resources, and supports New Jersey State incentives to help implement.
- Degree: Advances/not inconsistent.

7. Pollution and Environmental Cleanup

- Burlington Township supports New Jersey State efforts and implements municipal actions to maintain and restore ecosystem integrity; reduce pollution and waste by effectively utilizing staff and resources; and advancing related cost- effective programs.
- Burlington Township advances renewable energy applications where effective cradle to grave.
- Burlington Township opposes New Jersey State efforts to amend local zoning, regulations and practices. The Township's zoning and land use regulations are grounded in the public process and are incorporated into the Master Plan, ordinances and land development regulations. The State Plan is to serve as a guide, not a tool to regulate local zoning.
- Degree: Advances in part/inconsistent in part.

8. Historic and Scenic Resources

- Burlington Township supports public access, where safe and appropriate, to open spaces and recreation areas.
- Burlington Township opposes NJ State efforts to impose and/or unduly influence local zoning and/or regulations.
- Burlington Township supports the concept of municipal "Home Rule".
- Burlington Township opposes New Jersey State efforts to amend local zoning, regulations and practices.
- Degree: Advances in part/inconsistent in part.

9. Equity

- Burlington Township supports and implements sustainable and equitable growth, including balanced, affordable housing, restorative land use, efficient modes of transportation and infrastructure.
- Degree: Advances/not inconsistent.

10. Sound and Integrated Planning

- Burlington Township supports the use of the New Jersey State Plan as a guidance document.
- Degree: Advances/not inconsistent.

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?**



BURLINGTON COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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- Burlington Township identifies near uniform consistency with New Jersey State Plan goals; however, the Township opposes State efforts to amend local zoning, land use regulations and practices.
- Burlington Township advances the State Plan as a guidance document.
- New Jersey State Plan goals and intentions should be aligned with municipal (Burlington Township) Master Plan goals and objective as soon as practicable. We acknowledge that this will require cooperation and some degree of flexibility on the part of both the State and Township.

4. How well do the designated State Planning Areas (pages 71-76) suit the current and future development of your municipality and/or county?

- Burlington Township supports the 2025 Planning Areas for the following zone districts:
 - B-1: Regional Business
 - B-2: Highway Business
 - I-1: Industrial Light
 - I-2: Industrial Heavy
 - I-3: Industrial Special
 - BLI-1: Business Light Industrial
 - BLI-2: Business Light Industrial
- Burlington Township is opposed to unilaterally designating all residentially zoned areas as PA-1 and also has concerns with the accuracy of the 2025 Planning Areas for parks and other open space, municipal properties, schools, and environmentally sensitive areas.

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.

- Maximize New Jersey State resources (employees and municipal funding) effectively and efficiently among and between all State departments as they directly affect municipal operations, particularly NJDEP, NJDOT and NJDCA where coordination has been viewed in Burlington Township as at times being inconsistent and in conflict.
- Implement the State Plan as a guide. Do not impose local zoning and regulation changes. Refer also to Item #7, Section 1.

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

- Burlington Township Master Plan elements do not need or require modification to create a greater degree of consistency with the State Plan. The State Plan should consider providing greater flexibility to municipalities in order to reduce the degree of any inconsistencies.

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



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implementation at all levels of government.

- NJDOT should be directed to be more responsive to municipal inquiries regarding traffic and circulation issues impacting local roadways, including safety concerns with large trucks travelling through predominantly residential areas. Coordination between NJDOT and municipalities should be a high priority, with the NJDOT acknowledging that municipalities typically of a higher degree of understanding local road conditions.
 - NJDEP priorities for preserving lands should be aligned with DCA affordable housing mandates, whereby isolated and inconsequential impacts should not derail affordable housing projects. Alternatives should be explored so not to oppose court approved affordable housing sites. However, in those instances where a municipality has chosen to preserve environmentally sensitive lands and surrounding lands serving as a buffer, those planning decisions should not be usurped by any State agency.
 - State mandates such as this cross-acceptance response template work effort should be funded by the State rather than as an unfunded mandate. Municipalities should be reimbursed for expenses and professional costs as municipalities are negatively impacted should they choose not to respond due to the cost burdens. This lack of funding is totally inconsistent with the State Plan goals to assist overly burdened communities and to provide equitable involvement with all State actions and advancements.
4. **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.**
- Through proper land use practices, Burlington Township has avoided “sprawl”. Very few, if any, density variances have been granted over the past two (2) decades. As to “vulnerable areas” subject to flooding and environmental impacts, the Township has been very proactive over the past 20-30 years in ensuring that stormwater management measures are employed in connection with land development approvals (well before the MS4 permit program went into effect). The Township also recently updated our Flood Damage Prevention regulations at §282 of the Twp. Code. The Township also discourages development in flood-prone areas identified in our SWM Plan and the Coastal Vulnerability Assessment Report, prepared by the DVRPC, dated Dec. 2017. Finally, the Township is currently coordinating with the NJDEP Bureau of Climate Resilience Planning on the preparation of a Climate Change-Related Hazard Vulnerability Assessment. As noted herein, it is our position that where a municipality has chosen to preserve environmentally sensitive lands and surrounding lands serving as a buffer, those planning decisions should not be usurped by any State agency.
5. **Does the municipality and/or county have the following?**
- ☒ Open Space Plan
- ☐ Open Space Tax
- ☐ Other
6. **Is the municipality a member of Sustainable Jersey?**
- ☒ Yes



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☐ No

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?

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

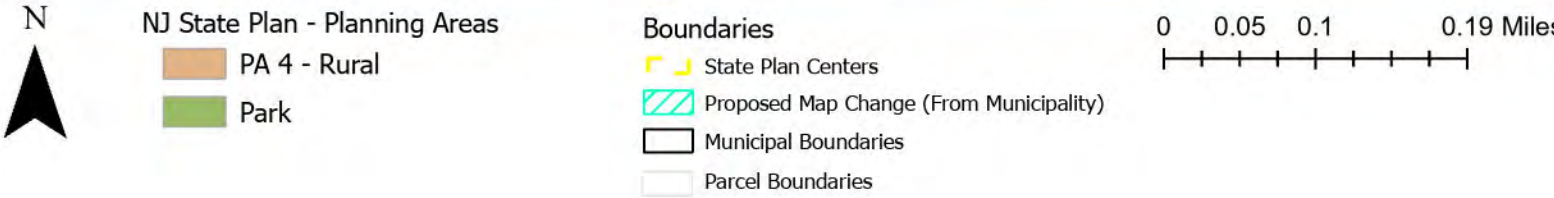
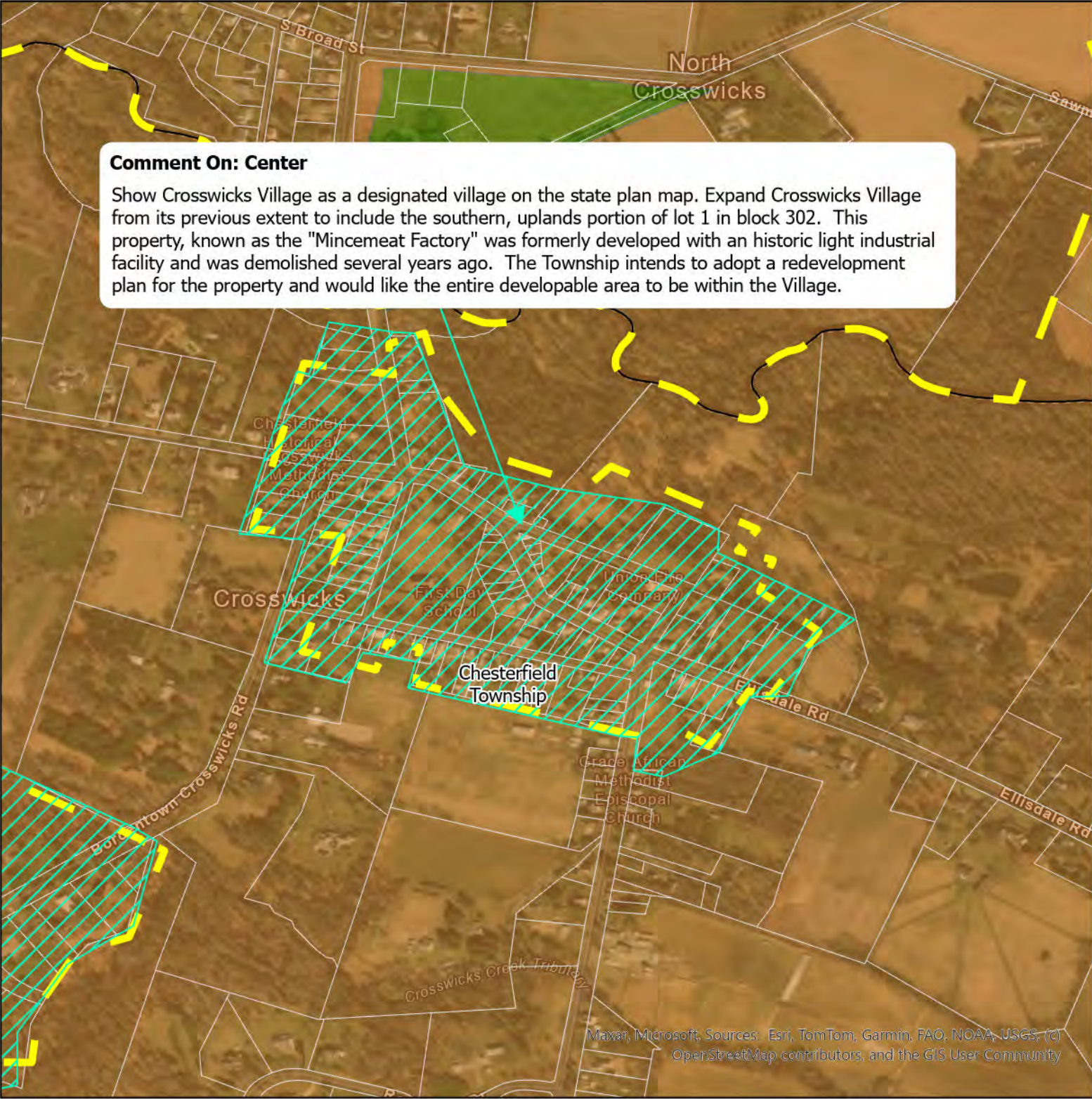
1. Maintain/advance Burlington Township's efforts and endeavors to protect the health, safety and welfare of all municipal residents equally and equitably.
2. Maintain/advance the Township's strong tax base so to minimize taxes for municipal and school operations.
3. Continue to implement Burlington Township Master Plan Land Use Elements and all elements by advancing the multitude of stated goals, completing stated objectives and realizing Burlington Township's vision for its future.

8. Additional comments:



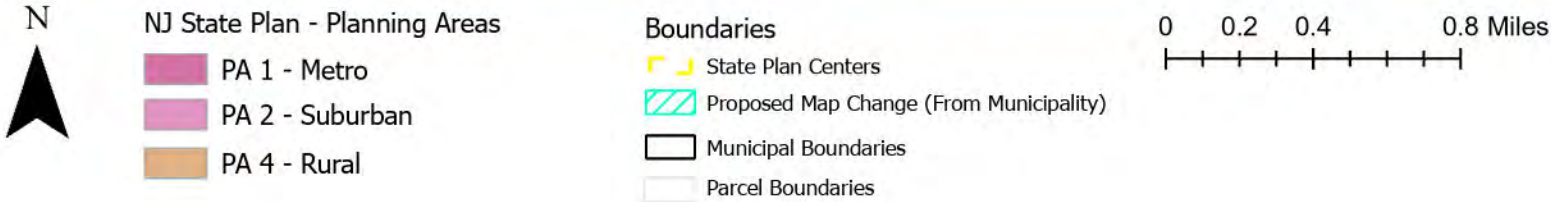
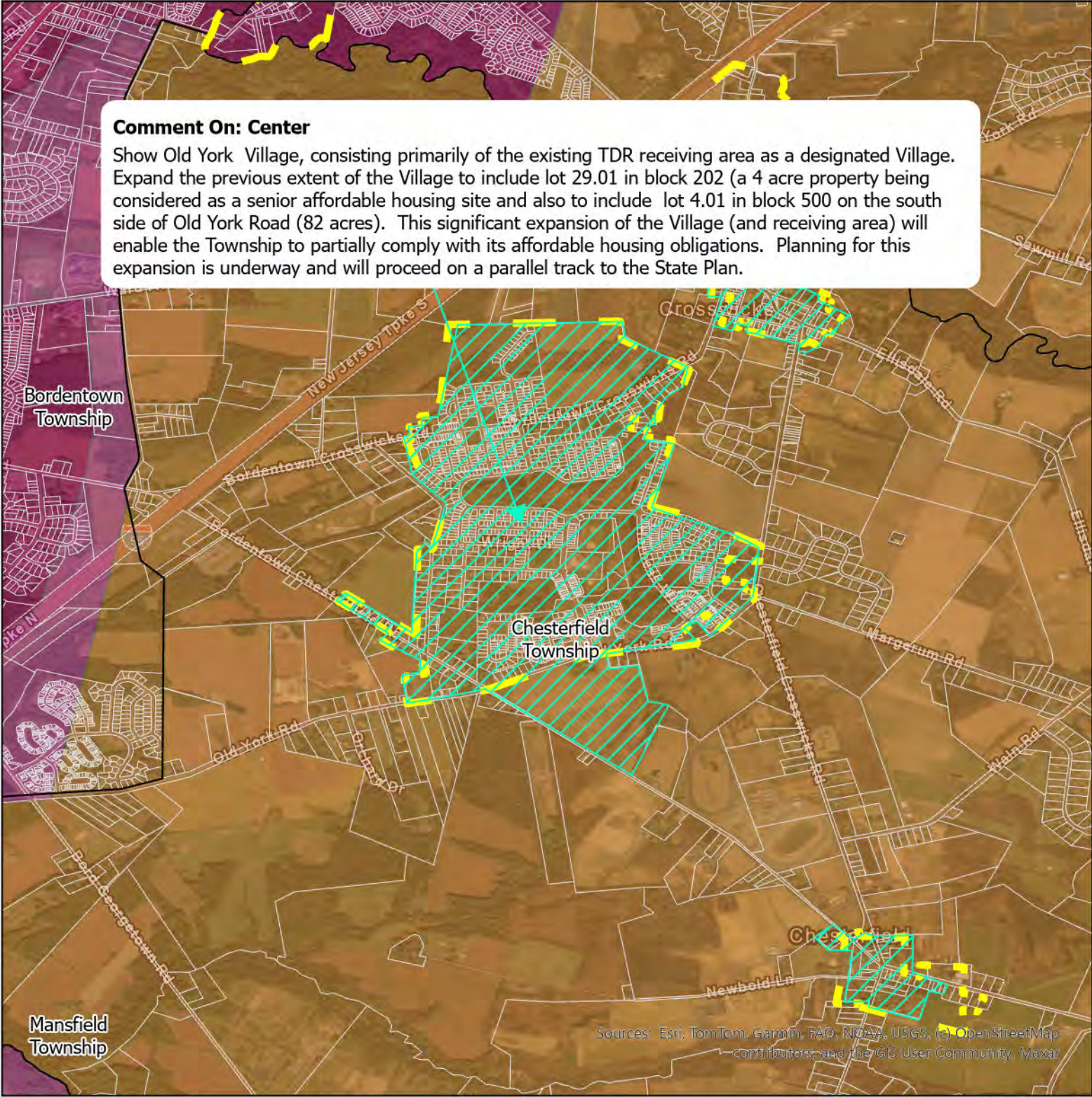
State Plan Policy Map

Chesterfield Township, Burlington County



State Plan Policy Map

Chesterfield Township, Burlington County



State Plan Policy Map

Chesterfield Township, Burlington County

Comment On: Center

Include the Chesterfield Hamlet on the State Plan Policy Map. In addition to the previous extent of the hamlet, add block 600 lot 14.04; which is the former EMS facility. The site is within a designated redevelopment area, and may be redeveloped in the future.



NJ State Plan - Planning Areas

PA 4 - Rural

Boundaries

- State Plan Centers
- Proposed Map Change (From Municipality)
- Municipal Boundaries
- Parcel Boundaries

0 0.04 0.08 0.17 Miles

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May 2025

Chesterfield Township Cross-Acceptance Response Template

Date: March 13, 2025

Your Name / Title: Leah Furey Bruder, PP, AICP, Township Planner

Your Email Address: lfbplan@gmail.com

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 7/20/2021
- ☒ Master Plan Reexamination Report(s) 8/15/2017
- ☐ Official Map pursuant to N.J.S.A. 55D-32
- ☒ Land use map 1997, Included in 2021 Masterplan
- ☒ Zoning Ordinance and other land development standards No date available
- ☒ Zoning map and schedule June 2022
- ☒ Redevelopment Plans
 - Ordinance 2023-3 for block 105
- ☒ Approved Housing Element and Fair Share Plans 2010
- ☒ Natural Resource Inventory March 2025
 - Environmental Resources Inventory
- ☐ Recreation and Open Space Inventory (ROSI)
- ☒ Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL)
 - Ordinance 2023-3 for block 105
- ☒ Resource protection ordinances



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- Ordinance 2011-18 for Solar Energy (2011)
- Historic preservation ordinance 2016-12 (2016)
- Stormwater Control Ordinance (2023)

☒ Farmland Preservation/Agricultural Retention Plan

- Farmland Preservation Plan (2010)

☒ Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

- Stormwater Pollution Prevention Plan (2023)
- Municipal Stormwater Management Plan (2005)

2. **Review the ten goals in The Preliminary State Plan (pages 11-13) and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.**

Chesterfield's planning policies over the last four + decades have been guided by State, regional, and local goals aimed at preserving farmland and the agricultural industry while enabling well planned growth in defined areas, protecting landowner equity, and preserving historic resources and character.

While it may not be possible for each municipality to advance all goals equally, overall the Chesterfield Township's planning documents and policies are highly consistent with state plan goals.

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 (pages 71-76) suit the current and future development of your municipality and/or county?**

The Planning Area 4 designation together with 3 designated centers (Crosswicks, Chesterfield, and Old York Village) are a perfect match for the Township.

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.**

Discussion of agriculture should be included in the economic section of the plan rather than only in the Natural and Water Resources section. While agricultural soils are certainly a natural resource to be protected, this angle couches farms in the climate change context and not as an important and viable industry that supplies food and fiber and that may be critical to public health and national security.

Additional comments on the State Plan will be forth coming.

2. **Provide a detailed explanation of how municipal and county plans will be modified in order to**



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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. **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.**
5. **Does the municipality and/or county have the following?**
 - ☒ Open Space Plan
 - ☒ Open Space Tax
 - ☐ Other
6. **Is the municipality a member of Sustainable Jersey?**
 - ☒ Yes, Chesterfield Township is a 'Bronze Certified' Sustainable Jersey community.
 - ☐ No

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



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Cinnaminson Township Cross-Acceptance Response Template

Cinnaminson Township recently underwent plan endorsement and was not required to complete Section 1 of the CART. However Township completed it nonetheless.

Your Name / Title: Eric Schubiger, Township Administrator

Your Email Address: eschubiger@cinnaminsonnj.org

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 11/29/1982
- ☒ Master Plan Reexamination Report(s) 12/9/2019
- ☒ Official Map pursuant to N.J.S.A. 55D-32
- ☒ Land use map
- ☒ Zoning Ordinance and other land development standards
- ☒ Zoning map and schedule
- ☒ Redevelopment Plans
- ☒ Approved Housing Element and Fair Share Plans 8/6/2018
- ☐ 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



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Plan, Capital Improvement Plan)

2. **Review the ten goals in The Preliminary State Plan (pages 11-13) and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.**

Economic Development – *Highly Consistent*

Housing – *Highly Consistent*

Infrastructure – *Highly Consistent*

Revitalization and Recentering – *Highly Consistent*

Climate Change – *Consistent*

Natural and Water Resources - *Consistent*

Pollution and Environmental Clean-Up - *Consistent*

Historic and Scenic Resources - *Consistent*

Equity - *Consistent*

Sound and Integrated Planning - *Consistent*

The Township has partnered with the Burlington County Department of Economic Development on a variety of planning initiatives including regional community visioning as part of the New Jersey Office of Planning Advocacy's Municipal Plan Endorsement and the New Jersey State Planning Commission's Route 130 Corridor Plan. Through these endeavors, the Township continues to incorporate planning concepts and goals into their community planning initiatives. The Township is planning to engage their professionals to develop a climate change hazard vulnerability assessment, review potential Blue Acres program parcels, adopt an accessory dwelling unit ordinance, appoint an Open Space Preservation Committee, develop sustainable green practices, adopt a Water Conservation Ordinance, develop an Environmental Resource Inventory and adopt a Pedestrian Circulation Plan. Economic development initiatives have revitalized the Route 130 business corridor and industrial areas and plans are underway to pursue a transit village along the Delaware River. Township staff and professionals have worked closely with the New Jersey Department of Environmental protection to meet recent updates to stormwater regulations. In addition, the Township maintains a diverse housing stock and remains current in meeting its approved affordable housing plan.

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?**

The Township will continue to work with staff and professionals on meeting our community vision and engage County and State agencies to meet broader planning initiatives throughout the region.



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4. How well do the designated State Planning Areas (pages 71-76) suit the current and future development of your municipality and/or county?

The designated State Planning Areas align with planned future development within Cinnaminson Township. However, additional infrastructure to mitigate ongoing drainage and flooding concerns throughout Cinnaminson need to be considered.

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.

Substandard drainage and subsequent flooding remain the greatest concerns for Cinnaminson Township and the entire region. Any planning initiatives should include an assessment of this concern and promote the incorporation of mitigation in this regard.

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

As cited above, Cinnaminson has identified policies and legislation which will assist both the Township and the region in meeting planning initiatives and future development. In addition, Cinnaminson Township will be engaging all stakeholders in pursuing a master plan reexamination in the next three to four years.

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.

Aside from the comments above, Cinnaminson recommends continual engagement among all levels of government in an effort to meet local and regional goals. As such, a commitment to the needs of local municipalities in a regional context will ensure that needs are matching plans.

4. 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.

The Parry section (along the Pennsauken Creek) and the East Riverton section (along the Delaware River and Pompeston Creek) of Cinnaminson Township are most vulnerable to flooding and environmental concerns. Additional sprawl in these areas would significantly impact residents and businesses.



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5. **Does the municipality and/or county have the following?**

☒ Open Space Plan

☒ Open Space Tax

☐ Other

6. **Is the municipality a member of Sustainable Jersey?**

☐ Yes

☒ No

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?

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

- 1) Quality Economic Development
- 2) Flood Mitigation
- 3) Open Space Preservation

8. **Additional comments:**



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Delanco Township

Cross-Acceptance Response Template

Your Name / Title: Fernand Ouellette, Committeeman; Beverly Russell, RMC, Deputy Municipal Clerk
Your Email Address: fouellette@delancotownship.com; brussell@delancotownship.com

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:

<input checked="" type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered	2009
<input checked="" type="checkbox"/> Master Plan Reexamination Report(s)	2019
<input checked="" type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32	2024
<input checked="" type="checkbox"/> Land use map	2019
<input checked="" type="checkbox"/> Zoning Ordinance and other land development standards	2025
<input checked="" type="checkbox"/> Zoning map and schedule	2019
<input checked="" type="checkbox"/> Redevelopment Plans	2025
<input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans	2025
<input checked="" type="checkbox"/> Natural Resource Inventory	2009
<input checked="" type="checkbox"/> Recreation and Open Space Inventory (ROSI)	2023
<input checked="" type="checkbox"/> Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL)	2024
<input checked="" type="checkbox"/> Resource protection ordinances	2019
<input type="checkbox"/> Farmland Preservation/Agricultural Retention Plan	Click or tap to enter a date.
<input checked="" type="checkbox"/> Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)	2024, 2017

2. Review the ten goals in The Preliminary State Plan (pages 11-13) and indicate the degree



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to which municipal and county plans have incorporated key concepts and policy objectives.

1. Delanco's designated industrial zones promote growth in a variety of commercial categories. Small retail businesses, restaurants and service providers are located throughout the residential zones, and are easily accessed by foot, auto or light rail.
2. There are numerous housing opportunities that bring new residents to Delanco. Delanco offers affordable rental homes and apartments for families and seniors, starter homes for first time home buyers, 55 and over developments and waterfront mansions. Busing available, through the school system, transports students to neighboring towns where specialized educational opportunities are available. Often times these are more affluent towns where housing may be out of financial reach.
3. The Town is located close to major highways--Route 130, 295 and the NJ Turnpike-- and NJ Transit light rail station located in town, allows for convenient travel to Philadelphia, New York City and beyond. NJ Transit light rail connects passengers to regional trains, busing and airports.
4. In 2023, the Township Committee undertook a review of the town's industrial zones and created redevelopment and rehabilitation areas for businesses in our industrial zones to promote revitalization of properties and businesses.
5. & 6. Delanco is situated on a peninsula, bordered on two sides by the Delaware River and Rancocas Creek. The Township Committee and residents take serious consideration of rising sea levels and the potential for flooding. Delanco has constructed and upgraded seawalls at the municipal owned properties along the Delaware River and acquired a property along the Rancocas Creek to prevent further building on the site. A robust Shade Tree Commission works to ensure the Town's street trees are healthy and in good numbers to provide much needed shade to cool homes and businesses. Designation of properties at West Avenue and Hawk Island preserve natural wooded areas from development and the Rancocas and Delaware River Greenway trail allows passive recreation in a natural setting for residents and visitors while protecting land and animal life. The Greenway Trail connects two of the County's parks, Amico Island in Delran and Pennington Park in Delanco.
7. The Environmental Advisory Board and Recreation Commission work diligently to keep the Town's parks and natural spaces clean and free from litter and debris with the help of the residents, community groups and Public Works Department. They maintain a trail system at West Avenue Nature Trails and are developing a new trail system on Hawk Island. Police and Code Enforcement officers enforce no littering laws throughout the town and a vigorous system of prohibitive signage, available recycling and trash receptacles are provided and readily available to people using the parks, trails and on streets throughout the town.
8. Of the twelve corridor communities, Delanco has, by far, the most acres of open space per 1,000 residents at 65.15 acres, which is 19.5% of the Township. Delanco has an outstanding record of preserving waterfront public access and view sheds in addition to its open space preservation. Delanco is also host for one of Burlington County's major parks along the Rancocas Creek and is a keystone segment along the Rancocas Greenway. Delanco continues to work to preserve and enhanced the public's access to open space and waterfront parks.

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The Township capitalizes on its major assets; the Delaware River and Rancocas Creek, by maintaining and increasing public access to the waterfront including improvements to the Delaware River frontage adjacent to Delaware Avenue and across from the Zurbrugg Mansion Redevelopment Area. There has been ongoing discussion about providing public access and amenities at street-ends along Delaware Avenue. Furthermore, access to the Rancocas Creek in the form of a kayak launch or similar amenity may be available at the Ash Street street-end.

The active volunteer-driven Delanco History Board has developed and sponsored Babe Ruth Day, produced local history guides on notable residents, homes and building, and events throughout Delanco's history. They have designed and installed signage to accompany booklets for walking tours in town.

9. & 10. The Township seeks to integrate planning with state agencies. The proposed center and node and the proposed PA-1 and PA-5 areas are consistent with the goals of the State Development and Redevelopment Plan (SRDP). The proposed lands to be preserved are also consistent with the SDRP. Proposed development growth areas within Delanco are centrally located, and should have minimal impacts on surrounding communities, reducing regional conflicts, and increasing development capacity in appropriate areas of existing infrastructure. The Township's master plan, housing plan, and related documents are built around meeting the demand while preserving sensitive areas and directing redevelopment and growth to the center and node.
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?**
Delanco Township strives for consistency with county and state goals and planning.
4. **How well do the designated State Planning Areas (pages 71-76) suit the current and future development of your municipality and/or county?**
Delanco best aligns with the Metropolitan Planning area (PA1) with certain parcels being (PA5) Environmentally Sensitive as listed on pages 71 to 78 of the Preliminary Draft of the State Development and Redevelopment Plan.

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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.**
 - a. Updated ROSI list on DEP website to reflect properties deed restricted as Open Space Preservation (Ordinance 2023-17)
 - b. Revisit Route 130/Bridgeboro Road Jug Handle redesign
 - c. Update State Planning Map to designate wetlands areas, both privately and publicly owned, as PA5 Environmentally Sensitive.
2. **Provide a detailed explanation of how municipal and county plans will be modified in order to create a greater degree of consistency.**

TBD
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.**

NJDOT – The jughandle providing crossing from Route 130 North to Bridgeboro Road in Delanco is in dire need of study and redesign. The existing jug handle allows for only one lane of traffic and holds a maximum of (12) automobiles from entrance to the traffic light. There is no deceleration lane allowing backed up vehicles, including traffic trailers, to safely stack while awaiting the green light to cross Route 130.

The added issue of a drive-up food pantry servicing residents at the FOP Lodge, 4136 US 130 North, Willingboro, creates long lines of stopped cars in the shoulder/far right lane of Route 130 North directly before the jughandle. This stopped traffic exacerbates the danger caused by vehicles stacking to enter the jughandle.
4. **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.**
 - a. Ensure the properties designated by the Township for open space on the Green Acres and ROSI lists, are protected from development
 - b. Protect vulnerable areas based on updated flood maps
5. **Does the municipality and/or county have the following?**
 - ☒ Open Space Plan
 - ☒ Open Space Tax
 - ☒ Other Burlington County Farmland Preservation
6. **Is the municipality a member of Sustainable Jersey?**



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☒ Yes

☐ No

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?

Environmental Advisory Board, Shade Tree Commission

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

- 1) Preserving and protecting land along Rancocas Creek
- 2) Preserving and protecting land along Delaware River
- 3) Curbing truck and commercial traffic from impacting residential areas

8. Additional comments:

Through careful and thoughtful planning by the Governing Body, Delanco has met the Affordable Housing obligations for the fourth round and going into the fifth round. Various levels of housing available in Delanco, accommodate the needs of low income, senior, disabled and traditional low to upper class single families.

Our location, at the confluence of the Rancocas Creek and Delaware River, provides for numerous natural, environmental locations to be preserved and enjoyed by residents and visitors. Much of this land is wetlands or designated protected as Open Space, and the State's map does not reflect this. There is concern that areas that are not developable, may be counted as acreage toward future building requirements. Therefore, the Delanco map MUST be properly corrected.

Continued decrease in state school funding for Delanco's public schools, has a serious, negative impact on our community. The Board of Education (BOE) is tasked with providing quality education for students with varying educational needs, including those with special needs and requirements, and those for whom English is their second language. Budgeting constraints have forced the BOE to close the middle school building due to a lack of funding. Merging 3 grade levels of middle school into the current kindergarten through 5th building has led to difficulty providing learning space, staffing issues, and program cuts, which continue from year to year. Without proper educational facilities, it will become more and more difficult for Delanco to attract new families with school-aged children to become a part of our community.



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BURLINGTON COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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Delran Township

Cross-Acceptance Response Template

Delran Township recently underwent plan endorsement and was not required to complete Section 1 of the CART. However the County's consultant completed Section 1 based on desktop research. The rest of the survey was completed by the below Township representative.

Your Name / Title: Christopher Dochney PP, AICP / Planner - CME Associates

Your Email Address: cdochney@cmeusa1.com

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 1999
- ☒ Master Plan Reexamination Report(s) 2020
- ☐ Official Map pursuant to N.J.S.A. 55D-32
- ☐ Land use map
- ☒ Zoning Ordinance and other land development standards 2009
- ☒ Zoning map and schedule No date available
- ☐ Redevelopment Plans
- ☒ Approved Housing Element and Fair Share Plans 2018
- ☐ 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
 - Stormwater Management Ordinance (2005)
 - Improper Disposal of Waster Ordinance (2005)
 - Private Storm Drain Inlet Retrofitting Ordinance



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(2010)

☐ Farmland Preservation/Agricultural Retention Plan

☒ Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

- Stormwater Management Plan (2008)
- Stormwater Pollution Prevention Plan (2023)

2. **Review the ten goals in The Preliminary State Plan (pages 11-13) and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.**

We have reviewed the draft state plan, and Delran does not have any comments on the proposed goals, objectives, and policies of the state, and finds those goals generally consistent with Delran's 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?**

We have reviewed the draft state plan, and Delran does not have any comments on the proposed goals, objectives, and policies of the state, and finds those goals generally consistent with Delran's objectives.

4. **How well do the designated State Planning Areas (pages 71-76) suit the current and future development of your municipality and/or county?**

The municipality suggested no changes to the State Plan Policy Map.

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. **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**



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done to protect them.

Delran is largely built out and has been for decades with a lower density suburban pattern. Most of the lands that are not developed are already either on the ROSI or encumbered by wetlands or Flood Hazard Area. The Town's OSRP adopted in 2022 identifies some areas to target for further conservation.

5. Does the municipality and/or county have the following?

☒ Open Space Plan - adopted in 2022

☒ Open Space Tax

☐ Other

6. Is the municipality a member of Sustainable Jersey?

☒ Yes, Delran Township is a 'Bronze Certified' Sustainable Jersey Community

☐ No

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?

The Green Team has been established specifically to ensure that they maintain SJ certification.

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

- 1) Redevelopment / revitalization of the Route 130 corridor
- 2) Protect character of established residential communities.
- 3) Address flooding in low lying areas near Delaware River and Rancocas Creek.

8. Additional comments:

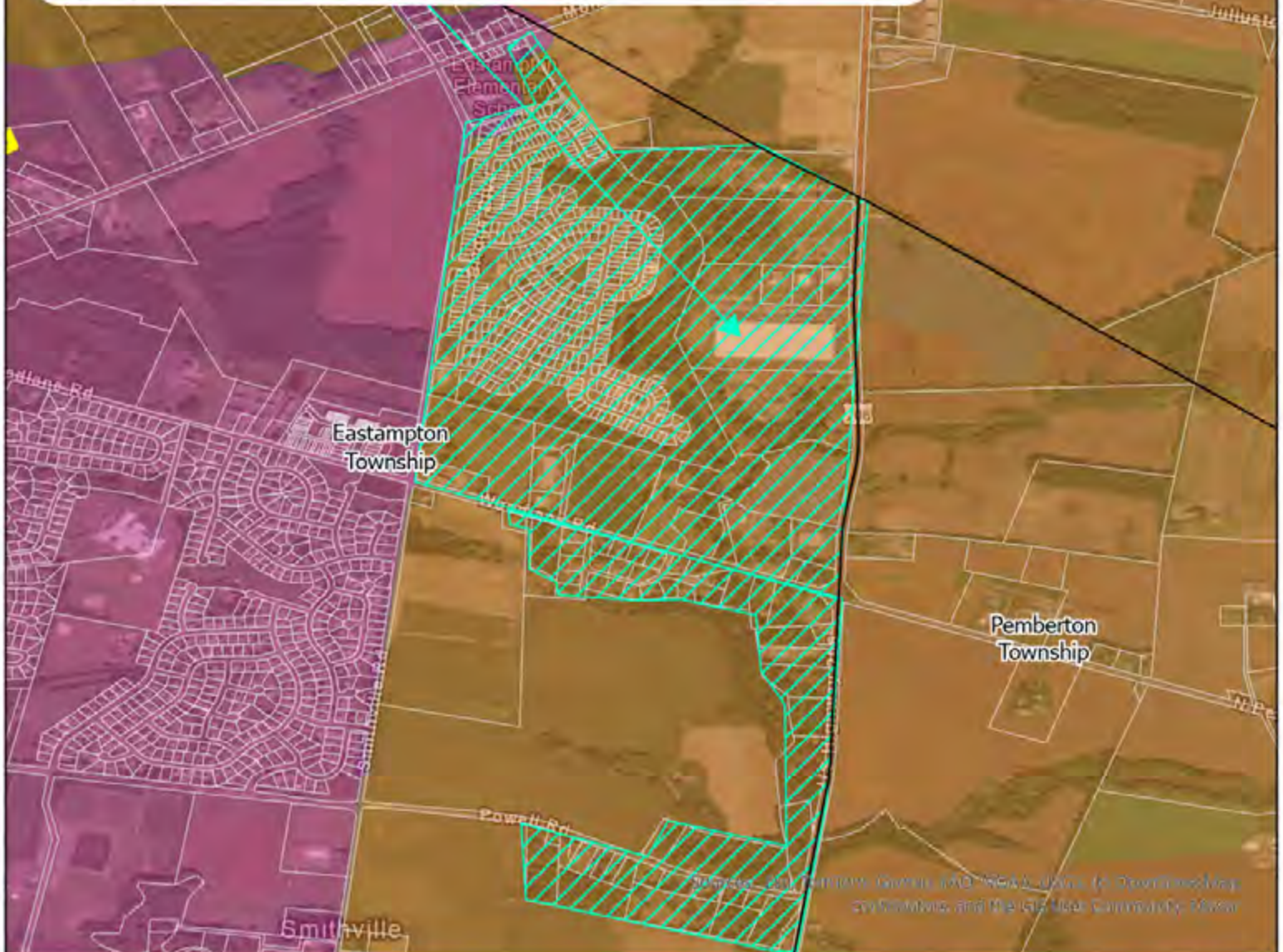


State Plan Policy Map

Eastampton Township, Burlington County

Comment On: Rural Planning Area (PA4)

The polygon should be changed to PA2 from PA4 because it located within a sewer service area and has been developed with a large age-restricted housing project (left half) and a large warehouse (white rectangle in right half). Both developments are currently served by sanitary sewer and water utilities. In addition, the lands along Route 206 are zoned for light industrial and commercial development -- this would plan for future non-residential growth along the state highway. Further, the lands along the northern side of Woodlane Road are zoned for light industry -- again, this would plan for future non-residential growth along Woodlane Road which is a county highway.



NJ State Plan - Planning Areas

- PA 2 - Suburban
- PA 4 - Rural

Boundaries

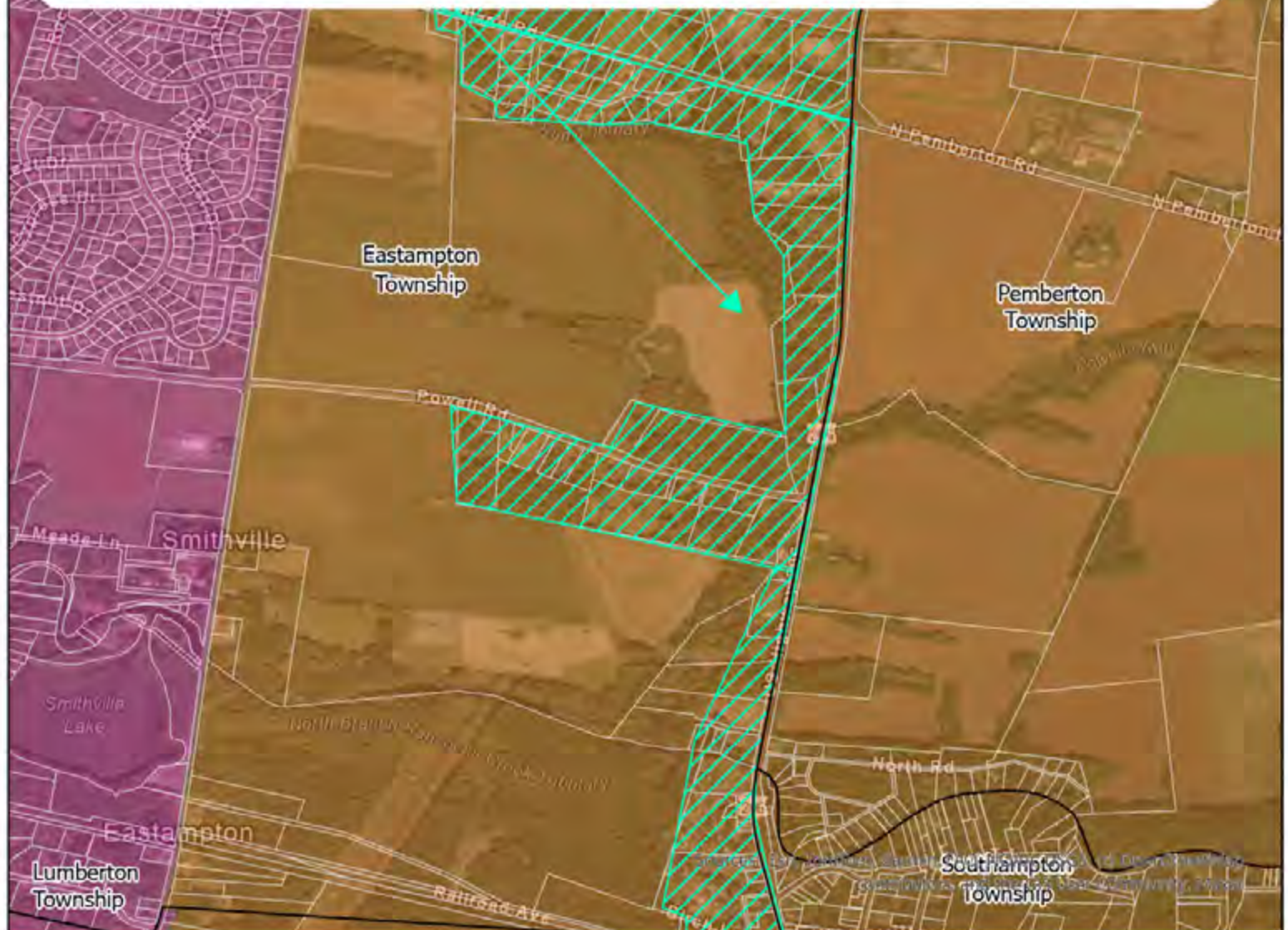
- State Plan Centers
- Proposed Map Change (From Municipality)
- Municipal Boundaries
- Parcel Boundaries

State Plan Policy Map

Eastampton Township, Burlington County

Comment On: Rural Planning Area (PA4)

The polygon shows the lands that should be changed to PA2 from PA4 because they are in a sewer service area. The lands along the southern side of Woodlane Road are developed with detached single-family dwellings. The owners of these dwellings want to connect to sanitary sewers. Similarly, the lands along Powell Road are developed with detached single-family dwellings that may require sanitary sewer connections in the future. The lands along Route 206 are zoned for highway commercial uses that should be connected to sanitary sewers. Changing the planning area to PA2 would complement the recommended PA2 change for the lands north of Woodlane Road. Further, the lands to the east in neighboring Pemberton Township are zoned for industrial use. There are pending warehouse applications in Pemberton that would connect to sanitary sewers. It makes good sense to coordinate the change to PA2 for these lands as well. Doing so would create a comprehensively coordinated PA2 for the region.



NJ State Plan - Planning Areas

- PA 2 - Suburban
- PA 4 - Rural

Boundaries

- Proposed Map Change (From Municipality)
- Municipal Boundaries
- Parcel Boundaries

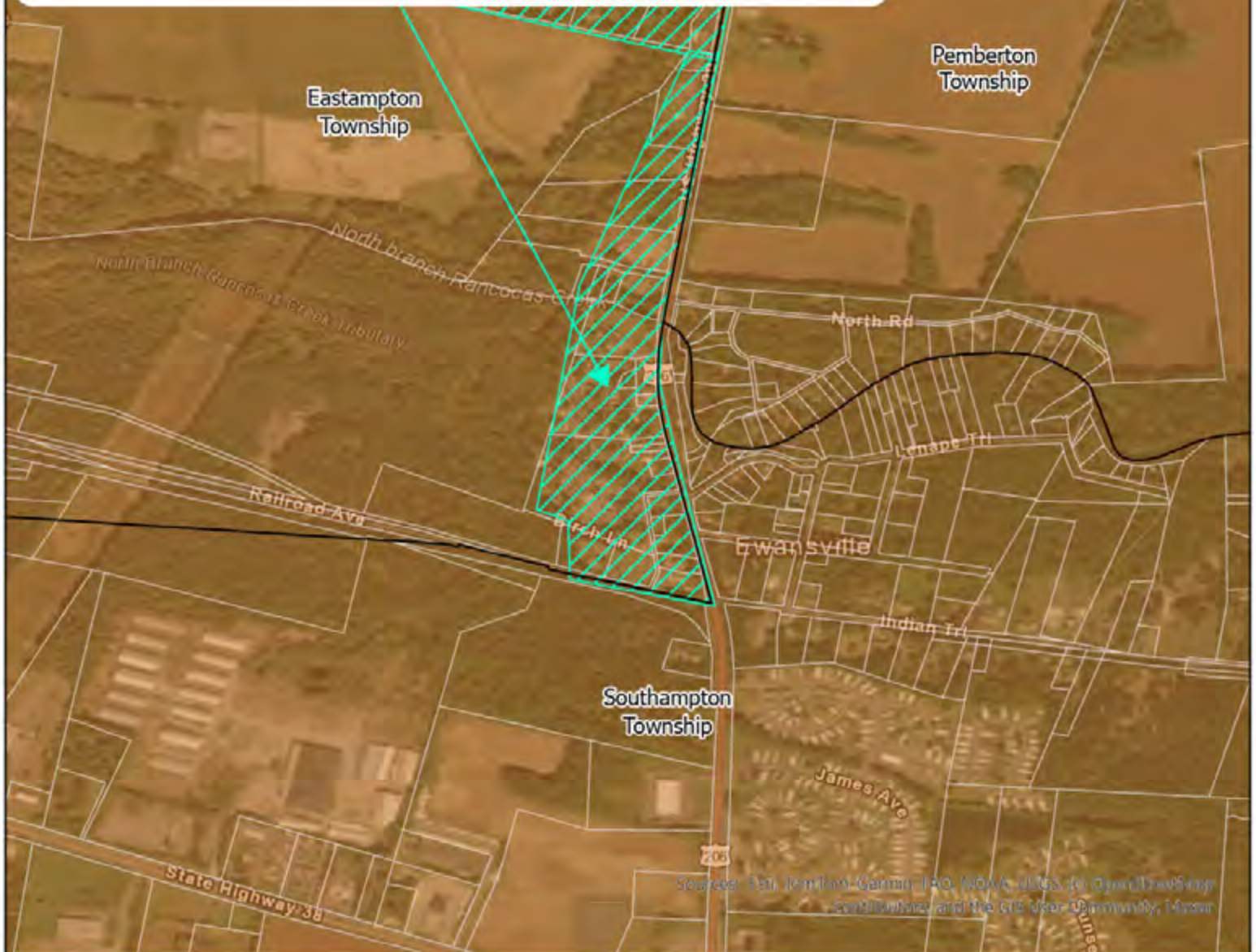
0 0.1 0.2 0.4 Miles

State Plan Policy Map

Eastampton Township, Burlington County

Comment On: Rural Planning Area (PA4)

The lands in the polygon should be changed to PA2 from PA4 because they are in a sewer service area. The lands located in the northern portion are zoned for highway commercial uses that would require sanitary sewer and water utility connections. The lands in the southern portion are currently developed with mobile home parks that are served by site specific treatment facilities. Changing this polygon to PA2 would complement the other polygons to the north that are recommended to become PA2.



NJ State Plan - Planning Areas

PA 4 - Rural

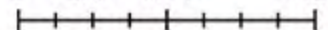
Boundaries

Proposed Map Change (From Municipality)

Municipal Boundaries

Parcel Boundaries

0 0.07 0.14 0.29 Miles



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Eastampton Township Cross-Acceptance Response Template

Your Name / Title: Kim-Marie White / Township Manager & Municipal Clerk

Your Email Address: kwhite@eastampton.com

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 recently adopted Master Plan and any draft elements 12/13/2023
currently being considered 2023 Master Plan, adopted by
Land Use Planning Board (LUPB) Resolution R2023-14 Fourth
Round Housing Plan Element and Fair Share Plan – currently
being prepared to adoption and submission to the courts
and NJ Department of Community Affairs before June 30,
2025 in order to comply with state law

☒ Master Plan Reexamination Report(s) 1/20/2016
2016 Master Plan Reexamination Report
☐ Official Map pursuant to N.J.S.A. 55D-32

☒ Land use map 12/13/2023
In 2023 Master Plan

☒ Zoning Ordinance and other land development standards 12/16/2024
Ecode360.com accessible from Township's website
Chapter 540 Zoning: Completely revised by Ordinance 2024-
14 adopted December 16, 2024. The following chapters
regulate land use and land use- and site development-
related aspects: Chapter 130 Affordable Housing; Chapter
179 Building, Unfit; Chapter 205 Construction Codes,
Uniform; Chapter 264 Fire Lanes; Chapter 307 Housing
Standards; Chapter 343 Noise; Chapter 347 Nuisances,
Public Health; Chapter 385 Property Maintenance; Chapter
386 Property, Vacant and Abandoned; Chapter 397
Recycling; Chapter 415 Sewers and Sewage Disposal;
Chapter 432 Soil Erosion and Sediment Control; Chapter
436 Soil Removal; Chapter 444 Garbage, Rubbish and
Refuse; Chapter 450 Stormwater Management; Chapter 456



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Streets and Sidewalks; Chapter 460 Subdivision of Land and Site Plan Review; Chapter 487 Towsing and Storage of Vehicles; Chapter 492 Trailer Camps; Chapter 499 Trees; Chapter 510 Vehicles and Traffic

☒ Zoning map and schedule 12/16/2024
Zoning Map and Schedule are included in the 2024 Zoning Ordinance Amendment adopted by Ordinance 2024-14

☒ Redevelopment Plans 12/16/2024
Incorporated into 2024 Zoning Ordinance Amendment adopted by Ordinance 2024-14; Original dates vary

☒ Approved Housing Element and Fair Share Plans 1/19/2022
2021 Third Round Housing Plan Element and Fair Share Plan adopted by LUPB Resolution R2022-11

☐ Natural Resource Inventory

☒ Recreation and Open Space Inventory (ROSI) 2024

☒ Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL)

See “Redevelopment Plans” above

☒ Resource protection ordinances

See “Zoning Ordinance and other land development standards” above

☐ Farmland Preservation/Agricultural Retention Plan

☒ Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

See “Zoning Ordinance and other land development standards” above. Wastewater Management Plan was adopted by Burlington County

2. Review the ten goals in The Preliminary State Plan (pages 11-13) and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.

Economic Development: Eastampton’s master plan, zoning ordinance and redevelopment plans promote smart growth by concentrating future growth into the Township’s planned town center and discouraging growth



BURLINGTON COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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in rural and environmentally sensitive areas of the municipality. Through a successful bond referendum that provided significant financing combined with state and local grants, several years ago, the Township purchased the last remaining large developable tract of land and preserved it as open space so that it could concentrate new development in its planned town center. To date, from the redevelopment of a former junkyard and a vacant, contaminated shopping complex, the town center has grown with several hundred new multifamily dwelling units mixed with commercial uses. Currently, the Township's planning and zoning documents encourage and permit high density mixed-use development in the town center.

Housing: Eastampton's planning and zoning documents encourage and permit a variety of housing types: detached single-family; townhouses; and multifamily. Currently, they provide for 100% affordable housing and inclusionary housing. And they provide for multigenerational housing within several detached single-family zoning districts. Further, through its zoning, the Township has seen the last large developable tract of land that was not preserved become an age-restricted housing development, which will soon reach completion. For more discussion about housing, see "Economic Development" above.

Infrastructure: The Township's planning and zoning documents encourage growth, development and redevelopment in areas currently served by public utilities and infrastructure. See "Economic Development" above for a description about Eastampton's planned town center.

Revitalizing and Recentering: See the discussion about Eastampton's planned town center in "Economic Development" above.

Climate Change: See the discussion about concentrating growth, development and redevelopment in the Township's planned town center and areas that are currently served by infrastructure in "Economic Development" above.

Natural and Water Resources: Eastampton's planning and zoning documents establish requirements for preserving and protecting natural and water resources within the municipality. Further, see the discussion about concentrating growth, development and redevelopment in the Township's planned town center in "Economic Development" above.

Pollution and Environmental Clean-Up: The Township has seen the successful cleanup and redevelopment of two contaminated sites in its planned town center. See "Economic Development" above. Further, the very low-density zoning district limits development in the northern portion of the municipality that has vast areas of wetlands and flood hazard areas. Eastampton's planning and zoning documents reinforce the need to cleanup and protect the environment.

Historic and Scenic Resources: Eastampton has the benefit of hosting Burlington County's first county park – Smithville Park – which has significant historic resources related to the H.B. Smith manufacturing complex and worker housing. These resources are protected by the County. In addition, the Township has preserved a major tract of land that protects view sheds along three county roads: Monmouth Road, Smithville Road and Woodlane Road. The very low-density zoning district in the northern portion of the municipality will maintain the expansive areas of wetlands and flood hazard areas and preserve the views of heavily wooded lands.

Equity: The Township's current Housing Plan Element and Fair Share Plan and zoning ordinance provide zoning for inclusionary development. Its zoning ordinance sets forth a redevelopment plan that provides for 100% affordable housing, which is included in the Township's draft Fourth Round Housing Plan Element and Fair Share Plan. Eastampton currently has a rehabilitation program for substandard housing stock, and it will continue this program under its fourth-round affordable housing obligation.



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Sound and Integrated Planning: Eastampton's planning documents and zoning ordinance that implements those documents are based on smart growth principles. The Township continues to endorse working with neighboring communities and Burlington County to achieve smart growth.

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?**

Not applicable.

4. **How well do the designated State Planning Areas (pages 71-76) suit the current and future development of your municipality and/or county?**

The Suburban Planning Area (PA2) should be expanded into Rural Planning Area (PA4) to align with Burlington County's Wastewater Management Plan. Because most of the PA4 designated north of Woodlane Road has been developed with an age-restricted development and a large warehouse, which are served by sanitary sewers, and is currently the subject of several non-residential development applications, this area should be changed to PA2. In addition, the lands along Route 206 that are in sewer service areas should be changed to PA2 to plan for future development as well as include existing mobile home parks that are currently served by sanitary sewers and individual treatment facilities. Further, lands across Route 206 in neighboring Pemberton Township are in a sewer service area and are the subject of two very large warehouse developments that will be served by sanitary sewers – it makes good sense to coordinate the planning areas along Route 206 as PA2.

The balance of the lands south of Woodlane Road, which consists mostly of preserved farmland, Smithville Park and low-density residential development, should remain PA4.

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.**

The Preliminary State Plan (PSP) appears to be long on aspiration and short on detail. The 2001 State Development and Redevelopment Plan (SDRP) provided information and statistics that informed the development of its goals and objectives. The PSP lacks this information and statistics. The SDRP provided a logical progression of analysis to arrive at specific recommendations for achieving its goals and objectives. The PSP seems to wander about espousing aspirational ideas without any focused ways to achieve its goals. In short, the PSP lacks critical thinking.

A better approach for the PSP would be revisiting the goals, objectives, strategies and recommendations of the SDRP by: reexamining them (very much in the same manner a municipality should reexamine its master plan); evaluating how well those prior goals, objectives, strategies and recommendations were addressed/met; identifying what has changed (issues such as “fairness”, “equity”, “social justice” and other important emergent matters); and methodically examining and analyzing prior and current matters to arrive at new sets of goals, objectives, strategies and recommendations for consideration during the cross-acceptance process. To further inform the examinations and analyses current data and statistics pertaining to the health and welfare of New Jersey should be provided (Hint: look at the SDRP).

Eastampton Township has been striving to implement the SDRP for over 25 years. The Township has based its planning and zoning documents on it. The Township is witnessing positive change that achieves smart growth.



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Bottom line: The PSP should continue the good work of the SDRP and update it with the same level of attention, thoughtfulness, intelligence and critical thinking.

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

This question is difficult to answer because of its ambiguity. Does the question ask whether municipal and county plans are consistent with the PSP? Or whether Eastampton's and Burlington County's plans are consistent with each other? Eastampton's planning is consistent with the SDRP. And it is consistent with the PSP's aspirational goals. As a matter of fact, Eastampton's planning is consistent with the County's October 2010 *Northern Burlington County Growth and Preservation Plan*, which was based on smart growth principles and the SDRP.

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.**

The PSP provides no information about the various state agencies in order to make educated comments and recommendations. A reexamination of the SDRP, which would include the effectiveness of state agency implementation of the SDRP, must be provided in order for Eastampton to provide informed comments and recommendations.

4. **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.**

Eastampton Township's planning and zoning already protects and preserves areas from sprawl. See discussions pertaining to Question No. 2 above.

5. **Does the municipality and/or county have the following?**

☒ Open Space Plan

Eastampton Township

Burlington County

☒ Open Space Tax

Eastampton Township

Burlington County

☐ Other



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6. **Is the municipality a member of Sustainable Jersey?**

☐ Yes

☒ No

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?

Eastampton Township lacks the resources and capacity to participate in Sustainable Jersey. The Township is already stretched in providing services to its residents and businesses.

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

- 1) Continued efforts to complete the development/redevelopment of its planned town center
- 2) Continued efforts to grow its non-residential ratable base, particularly along Route 206 and portions of Woodlane Road
- 3) Continued efforts to protect and improve its open space and recreational facilities for the benefit of the community

8. **Additional comments:**

The Township's comments regarding the deficiencies of the PSP provided in Section 2, Question 1 must be emphasized here. Notwithstanding its insufficiencies, the PSP makes an effort to provide direction for improving the State of New Jersey. Since the late 1990s, Eastampton Township has been striving to achieve smart growth in its community – a balance between growth and preservation while avoiding sprawl and concentrating development and redevelopment. The Township considers its planning for the future to be aligned with the PSP's goals and, certainly, with the 2001 SDRP, which is a well-conceived and clearly articulated planning document.



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Edgewater Park Township Cross-Acceptance Response Template

Edgewater Park Township recently underwent plan endorsement and was not required to complete Section 1 of the CART. However the County's consultant completed Section 1 based on desktop research. The rest of the survey was completed by the below Township representative.

Your Name / Title: Tom Pullion / Township Administrator

Your Email Address: tpullion@edgewaterpark-nj.com

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:

- | | |
|--|-----------------------|
| <input checked="" type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered | 2007, updated in 2021 |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s) | 2017 |
| <input type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32 | |
| <input checked="" type="checkbox"/> Land use map | 2021 |
| <input checked="" type="checkbox"/> Zoning Ordinance and other land development standards | Updated in 2021 |
| <input checked="" type="checkbox"/> Zoning map and schedule | Updated in 2021 |
| <input checked="" type="checkbox"/> Redevelopment Plans | |
| <ul style="list-style-type: none">• Redevelopment Area 1 (2019)• Redevelopment Area 2 (no date available)• Redevelopment Area 3 (no date available)• Redevelopment Area 4 (no date available) | |
| <input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans | 11/21/2017 |
| <input type="checkbox"/> Natural Resource Inventory | |
| <input type="checkbox"/> Recreation and Open Space Inventory (ROSI) | |



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☒ Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL)

- Redevelopment Area 1 (2019)
- Redevelopment Area 2 (no date available)
- Redevelopment Area 3 (no date available)

Redevelopment Area 4 (no date available)

☒ Resource protection ordinances

Stormwater ordinances (2021)

☐ Farmland Preservation/Agricultural Retention Plan

☒ Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

- Municipal Stormwater Management Plan (2005, revised 2007)
- Watershed Management or Protection Plan (2007)
- Comprehensive Emergency Management Plan (2000)
- Open Space Plan (2000)

2. **Review the ten goals in The Preliminary State Plan (pages 11-13) 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 (pages 71-76) 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.**



BURLINGTON COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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Edgewater Park in an effort to grow Economically, is looking at opportunities to create a downtown Center. The area for consideration is located near our NJ Transit Train Station which of course would provide easy access to Trenton, New York, Philadelphia, and Camden Markets.

Our community already provides a diverse housing inventory. An individual or family looking to locate here will find, Single Family Homes, Condo's, Apartments, 55+ Community. We are anticipating Senior Affordable housing units online in 2027.

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

Our Master Plan was just completed in 2021 along with our land use element. To accommodate our efforts to provide easier access to Transportation (River Line), our focus is to create mix use development/Downtown Center. This will permit us to attract first time homebuyers and young professionals providing them with accessible and affordable transportation to their perspective job(s). Zoning adjustments including redevelopment designation may also be necessary and will be reviewed. Public engagement has always been a component of the planning process and will continue as such moving forward.

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.

The DOT needs to be engaged with regard to traffic control and traffic patterns along the Route 130 Corridor. Several of our intersections are rated as failures and as such need to be addressed. In addition, certain exit and entry points along Route 130 must be addressed particularly as it relates to directional signage. These are extremely confusing and continue to provide opportunities for motor vehicle accidents. Lastly, Pedestrian walkways and crossings need to be marked to decrease chances of fatalities. Anything that can be done to mark and light cross walks across Route 130 will greatly reduce the possibility of vehicular/pedestrian contact. One such intersection is Woodlane Road and Route 130. Current Inadequate directional signage creates the possibility of Traffic exiting the Town, crossing directly into oncoming traffic from Willingboro.

4. 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.



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Edgewater Park is basically built out with most of its Economic Development Opportunities existing along the Route 130 corridor. The Delaware River boundary is entirely residential with no vacant land to develop further. Our open space inventory is well above State average with our parks situated such that most residents can access them within a (1/4 - 1/2 mile) walk. Edgewater Park relative to the other River Towns is situated on a bluff placing it further above sea level than surrounding Towns and less likely to flood.

5. **Does the municipality and/or county have the following?**

☒ Open Space Plan

☒ Open Space Tax

☐ Other

6. **Is the municipality a member of Sustainable Jersey?**

☒ Yes

☐ No

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?

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

1/ Creating Downtown Center

2/ Creating Transit Hub

3/ Reduce Carbon Footprint by increasing areas of alternate modes of transportation via trails, bike paths, and sidewalks.

8. **Additional comments:**

Edgewater Park needs to create opportunities for revenue streams other than those created through taxing of residents. Geographically, the Town is quite limited on where commercial and light industrial type businesses can be located. At this time, those opportunities are limited to those parcels bordering Route 130. Also, due to our only having a K-8 school system, we have to be aware of the impact of residential development particularly that which brings with it a lot of school age children. Our only other option is to possibly find privately owned property within the Town limits and look to see if it can be purchased to attract small business. This is why a Town Center Model makes so much sense. By design, it will allow us to include all the segments necessary to grow and support our population and at the same time create a healthier Economic Climate.



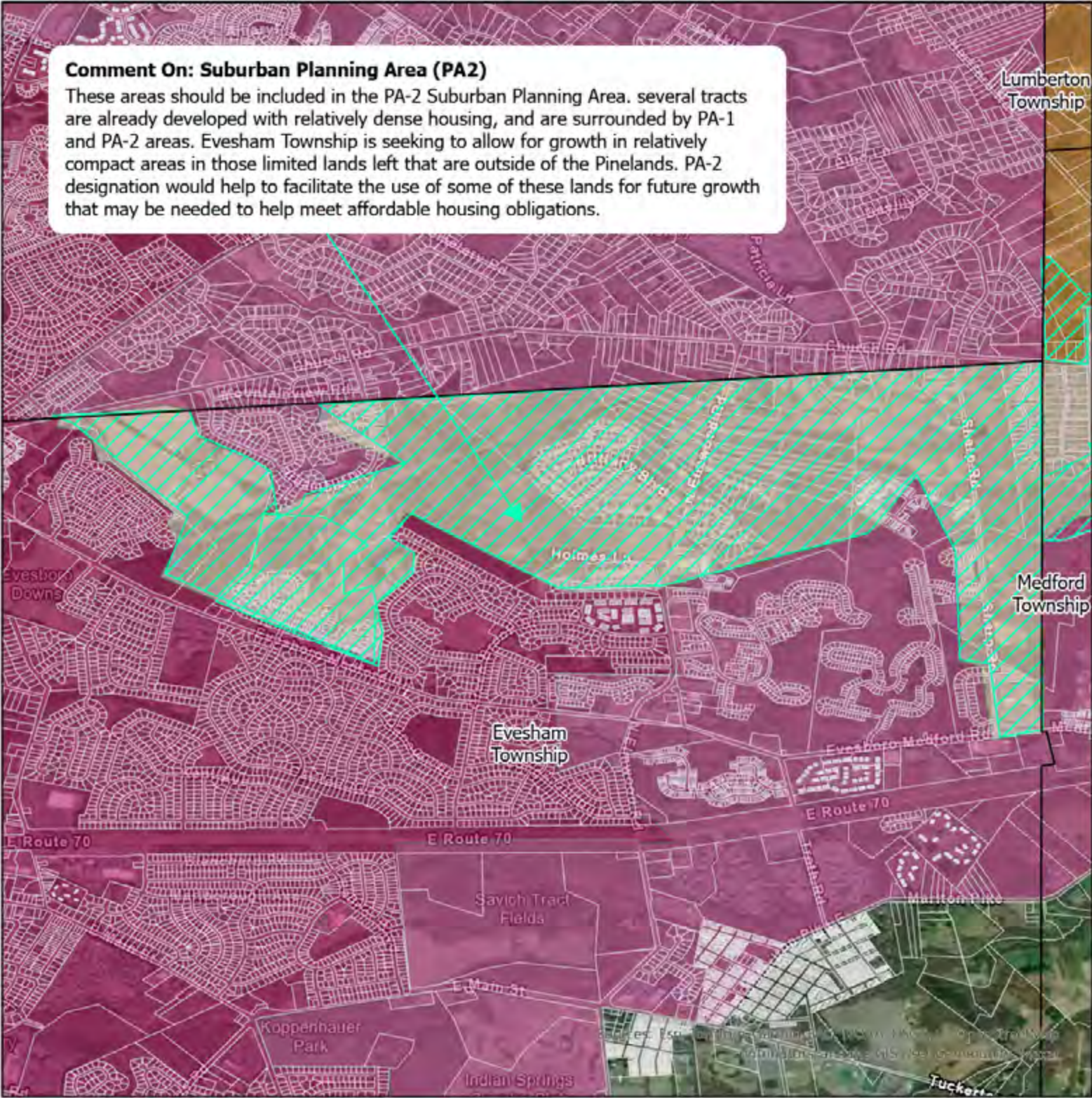
State Plan Policy Map

Evesham Township, Burlington County



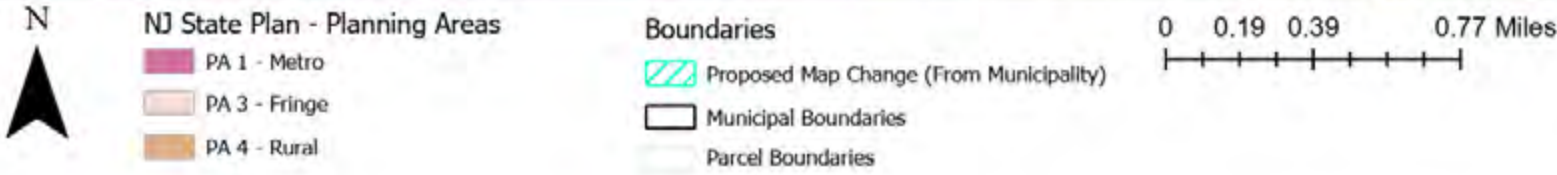
State Plan Policy Map

Evesham Township, Burlington County



Comment On: Suburban Planning Area (PA2)

These areas should be included in the PA-2 Suburban Planning Area. several tracts are already developed with relatively dense housing, and are surrounded by PA-1 and PA-2 areas. Evesham Township is seeking to allow for growth in relatively compact areas in those limited lands left that are outside of the Pinelands. PA-2 designation would help to facilitate the use of some of these lands for future growth that may be needed to help meet affordable housing obligations.



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Evesham Township Cross-Acceptance Response Template

Your Name / Title: Chris Dochney PP / AICP, Township Planner

Your Email Address: CDochney@cmeusa1.com

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 8/1/2006
- ☒ Master Plan Reexamination Report(s) 1/1/2022
- ☐ Official Map pursuant to N.J.S.A. 55D-32
- ☒ Land use map
- ☒ Zoning Ordinance and other land development standards 7/1/2000
 - Amended regularly
- ☒ Zoning map and schedule 8/1/2023
- ☐ Redevelopment Plans
- ☒ Approved Housing Element and Fair Share Plans 11/1/2021
- ☒ Natural Resource Inventory 2018
- ☒ Recreation and Open Space Inventory (ROSI) 12/1/2022
- ☒ Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL)
 - Numerous
- ☒ Resource protection ordinances
- ☐ Farmland Preservation/Agricultural Retention Plan
- ☒ Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management



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Plan, Capital Improvement Plan)

- Township Vision Plan - November 2009
- Downtown Vision Plan - January 2021
- Open Space & Recreation Plan - December 2023
- Stormwater Management Ordinance - Amended July 2024
- Tree Removal and Replacement - June 2024

2. **Review the ten goals in The Preliminary State Plan (pages 11-13) and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.**

Evesham Township has pursued smart growth planning, attempting to focus economic development efforts on the historic downtown core of Marlton, and through its most recent Housing Plan and the 4th Round Housing Plan, will continue to provide opportunities for low and moderate income households. The Township's plans promote investment in existing infrastructure over costly expansions to service areas in order to deliver more efficient services, while actively pursuing redevelopment of underutilized parcels such as older strip malls and business parks, Evesham coordinates its development with the Pinelands Commission and directs new growth to those areas outside the Pinelands in order to help preserve environmentally sensitive areas in a sustainable and equitable manner.

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?**

The Township's master plans and ordinances are generally consistent with the stated goals of the State Plan. The Master Plan does not directly address issues such as climate change, but at the next Master Plan update, the Township will include a climate change and resilience plan, which will help bring it into further alignment with the goals of the state.

4. **How well do the designated State Planning Areas (pages 71-76) suit the current and future development of your municipality and/or county?**

The Planning Areas as described in the State Plan are generally well suited for current and planned development in Evesham, except for the very northern ends of the Township which consist of properties that are already developed with single family homes on relatively smaller lots of approximately 1/4 acre, but are partially placed within the PA-2 area and partially within the PA-3 area. Aligning the PA boundaries to include entire tracts or properties would help the Township to properly plan for new growth.

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.**

Evesham has no further recommendations for changes to the State Plan.



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

Evesham will prepare a climate change and hazard vulnerability assessment which will help to align the Township's priorities and regulations with state goals and environmental goals already stated within the Township's master plan documents.

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.**

Ensure that all agencies of state government use and follow the State Plan. Consistency between DEP, DCA, DOT, and other agencies in supporting or discouraging certain activities would help local municipalities in understanding and anticipating state regulations.

4. **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.**

Evesham's land use plans focus on protecting those areas that are within the Pinelands or are identified as environmentally sensitive, while concentrating growth in the Marlton, Evesboro, and Routes 70 and 73 corridors of the Township.

5. **Does the municipality and/or county have the following?**

☒ Open Space Plan

☒ Open Space Tax

☐ Other

6. **Is the municipality a member of Sustainable Jersey?**

☒ Yes

☐ No

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?

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

1) Promote orderly growth and redevelopment in accordance with smart growth principles.



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- 2) Ensure efficient and safe vehicular circulation throughout the Township.
- 3) Protect and preserve the Township's natural and cultural resources.

8. Additional comments:



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Borough of Fieldsboro Cross-Acceptance Response Template

This was completed on behalf of Fieldsboro by Burlington County's planning consultant based on publicly available information.

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 2013
- ☐ 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 1979, amended in 1980
- ☒ Zoning map and schedule 4/27/2004
- ☐ Redevelopment Plans
- ☐ Approved Housing Element and Fair Share Plans
- ☐ 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
 - Stormwater Management Code Ordinance (2023)
 - Illicit Connection Ordinance (2023)
 - Improper Disposal of Waste Ordinance (2023)
- ☐ Farmland Preservation/Agricultural Retention Plan
- ☒ Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management



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BURLINGTON COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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Plan, Capital Improvement Plan)

- Comprehensive Emergency Management Plan (2003)
- Stormwater Pollution Prevention Plan (2024)

2. **Review the ten goals in The Preliminary State Plan (pages 11-13) and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.**

Fieldsboro's planning efforts aligns with the Preliminary State Plan, particularly in **development, infrastructure, and historic resources**. The borough prioritizes maintaining its distinct community character while fostering growth that aligns with broader regional planning strategies. Its inclusion in Burlington County's Hazard Mitigation Plan highlights a commitment to climate adaptation and flood risk management, supporting statewide objectives for long-term sustainability.

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 (pages 71-76) suit the current and future development of your municipality and/or county?**

The borough suggested no changes to the State Plan Policy Map.

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. **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.**

According to the State Plan Policy Map's Land Resource Impacts layer, agricultural, forested, and wetland areas are scattered throughout the borough, with larger forested areas near the Delaware River and wetlands



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to the east. According to the map, select areas along the Delaware River and to the east of the borough fall within FEMA flood zones, NJDEP's Climate Adjusted Flood Elevation and Sea Level Rise layers, and the Nature Conservancy's Floodplains layer.

5. **Does the municipality and/or county have the following?**

☐ Open Space Plan

☐ Open Space Tax

☐ Other

6. **Is the municipality a member of Sustainable Jersey?**

☐ Yes

☒ No

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?

Fieldsboro does not have an Environmental Commission or a Green Team.

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

- 1) Community Preservation
- 2) Flood mitigations and environmental resilience
- 3) Regional Coordination through infrastructure improvements

8. **Additional comments:**



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Florence Township Cross-Acceptance Response Template

Florence Township recently underwent plan endorsement and was not required to complete Section 1 of the CART. However the Township completed it nonetheless.

Your Name / Title: ERI (Patrick VanBernum, AICP), Board Planner

Your Email Address: pvanbernum@erinj.com

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 8/30/2022
- ☒ Master Plan Reexamination Report(s) 5/22/2018
- ☒ Official Map pursuant to N.J.S.A. 55D-32
- ☐ Land use map
- ☒ Zoning Ordinance and other land development standards
- ☒ Zoning map and schedule
- ☒ Redevelopment Plans
 - Three (3) Redevelopment Plans - CURRENT
- ☒ Approved Housing Element and Fair Share Plans 4/1/2018
- ☐ 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 8/30/2022



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☒ Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

2022 Master Plan Update Elements:

- Land Use Plan Element
- Utility Service Plan Element
- Circulation Plan Element
- Community Facilities Plan Element
- Recreation Plan Element
- Conservation Plan Element
- Economic Plan Element
- Historic Preservation Plan Element
- Recycling Plan Element
- Farmland Preservation Plan Element
- Educational Facilities Plan Element
- Public Access Plan Element

2. Review the ten goals in The Preliminary State Plan (pages 11-13) and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.

The Township's 2022 Master Plan Objectives, Principles, Assumptions, Policies, and Standards align with the State Plan Goals. Specifically, the Township's focus on managed economic growth, smart land use, and infrastructure investment supports the State's vision for sustainable communities. The emphasis on preserving historic sites and agricultural land reinforces the State's commitment to cultural and environmental conservation. By guiding development to areas with existing services and preventing sprawl, the Township advances smart growth principles. Efforts to refine zoning, support local businesses, and address transportation impacts further align with the State's goals for balanced, equitable, and integrated planning.

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?

Florence Township has no objections to the State Plan goals, both those existing in the prior (2001) State Plan and the latest goals added in the 2024 Draft State Plan.

4. How well do the designated State Planning Areas (pages 71-76) suit the current and future development of your municipality and/or county?

Florence Township does not wish to change any Planning Area Boundaries, they are suited to the current and future development of the Township.

Section 2: Agreements and Disagreements with The Preliminary State Plan

1. Provide a detailed discussion of any issues or recommendations to The Preliminary State



BURLINGTON COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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Plan in order to better meet local needs.

Florence Township has no objection to the key points of the Preliminary State Plan.

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

Florence Township, along with the rest of the RiverTowns, is currently incorporating a Climate Change Related Hazard Vulnerability Assessment, which aligns with the added Climate Change goal of the State Plan. This CCRHVA also includes an analysis of Environmental Justice, which aligns with the added Equity goal of the State Plan

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.**

Florence Township has no objection to the State agency implementation of the State Plan.

4. **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.**

Sprawl has been minimal in the Township, evident by a lack of residential developments Missing Sidewalks on Both Sides in DVRPC's Sidewalk Gap Analysis, indicating that residential development generally encourages non-vehicular travel.

Protected areas are addressed by those Preserved Farms in Florence, including but not limited to:

- Schoen Farm
- Hathaway Farm
- Ashmore Farm
- Staub Farm
- Bur/Reeder, Gordon & Elizabeth Farm(s)

Areas of Flooding Concern are centralized around the Crafts and Bustleton Creeks, and their tributaries in the Township.

5. **Does the municipality and/or county have the following?**

☐ Open Space Plan

☐ Open Space Tax

☐ Other

6. **Is the municipality a member of Sustainable Jersey?**

☒ Yes



BURLINGTON COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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☐ No

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?

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

Managed and balanced economic development and residential growth is encouraged in the Township to achieve land development that is both aesthetically pleasing and economically valuable. Township policies such as zoning and upgrading municipal services should encourage the development of environmentally conscientious commercial, retail and service development providing needed services, jobs and a strengthened tax base.

The unique character, existing scale, history and heritage of the Township and in particular, the Roebling Village area and the Town of Florence, should be preserved and protected through the use of appropriate development controls. Individual historic sites throughout the Township should likewise be preserved and all should be promoted.

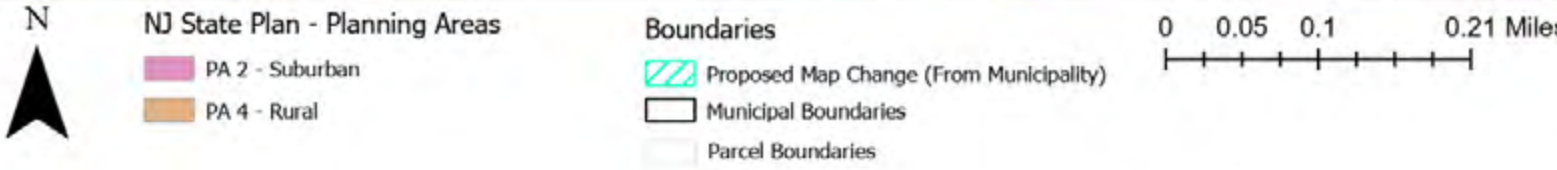
Develop Route 130 in a manner generally consistent with the other goals of the Master plan.

8. Additional comments:



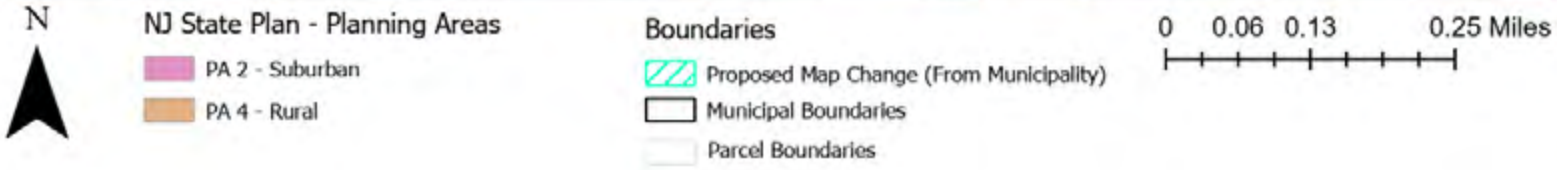
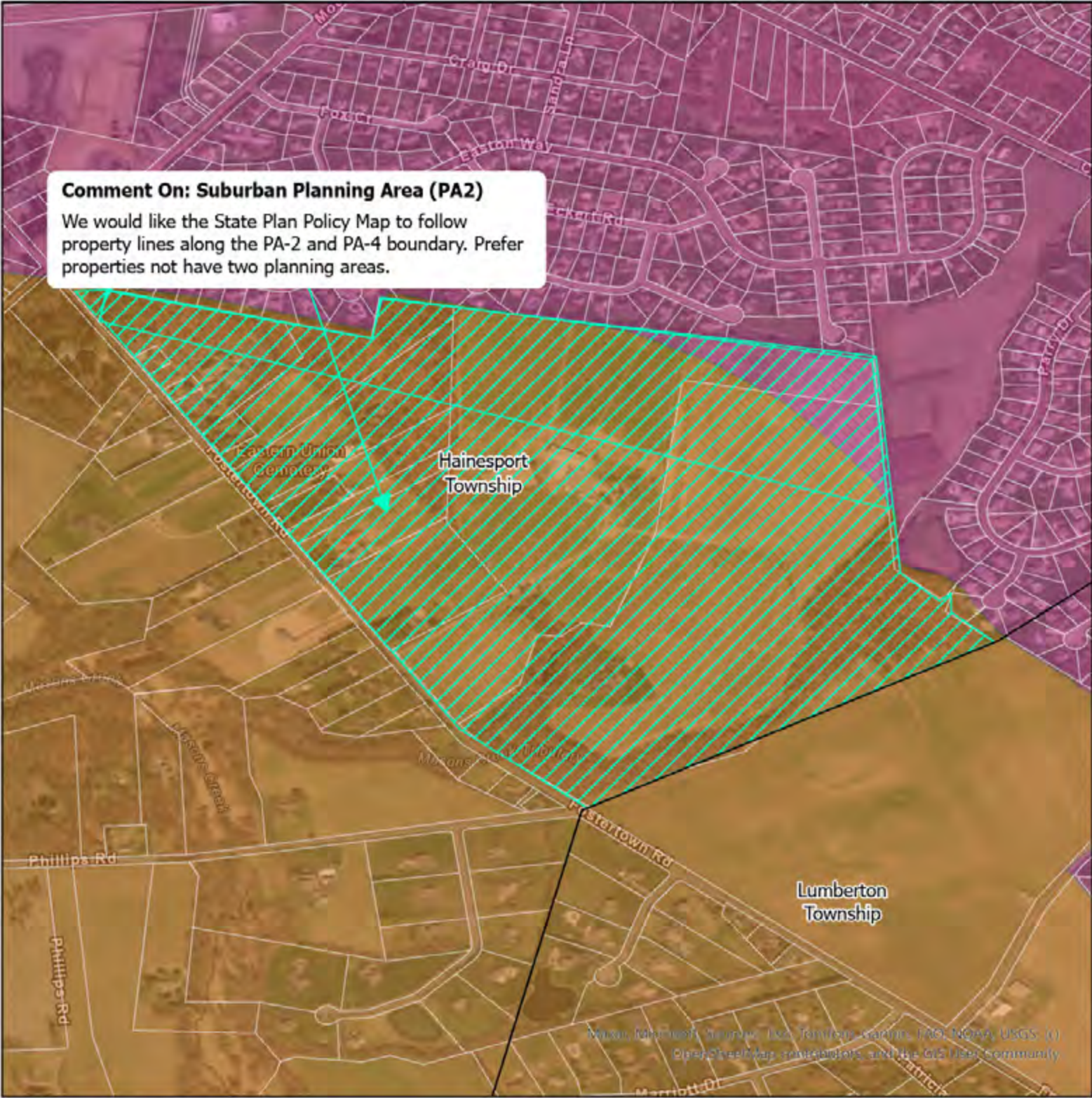
State Plan Policy Map

Hainesport Township, Burlington County



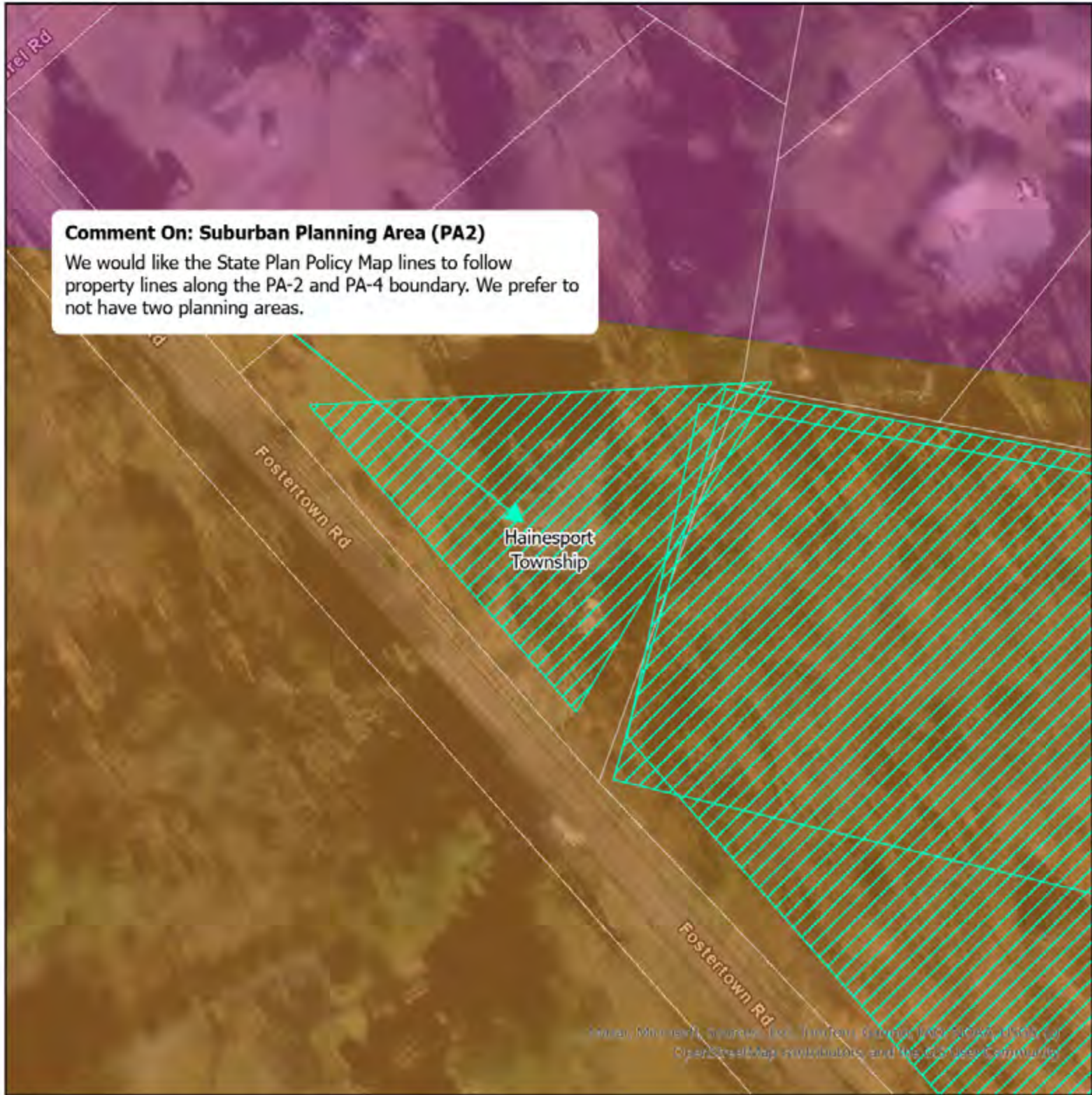
State Plan Policy Map

Hainesport Township, Burlington County



State Plan Policy Map

Hainesport Township, Burlington County



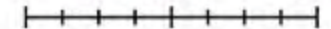
NJ State Plan - Planning Areas

- PA 2 - Suburban
PA 4 - Rural

Boundaries

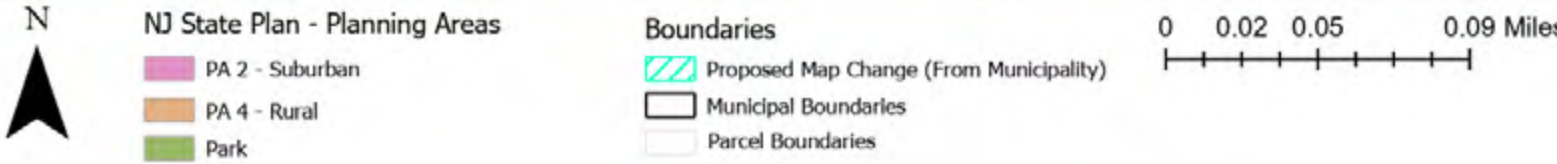
- Proposed Map Change (From Municipality)
 Parcel Boundaries

0 0.01 0.01 0.02 Miles



State Plan Policy Map

Hainesport Township, Burlington County



BURLINGTON COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

Hainesport Township Cross-Acceptance Response Template

Your Name / Title: Paula Kosko, Administrator/Clerk

Your Email Address: pkosko@hainesporttownship.com

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:

- | | |
|---|-----------|
| <input checked="" type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered | 1996 |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s) | 4/6/2022 |
| <input checked="" type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32 | 1996 |
| <input checked="" type="checkbox"/> Land use map | 4/6/2022 |
| <input checked="" type="checkbox"/> Zoning Ordinance and other land development standards | 2/3/2011 |
| <input checked="" type="checkbox"/> Zoning map and schedule | 12/5/2008 |
| <input checked="" type="checkbox"/> Redevelopment Plans | |
| <ul style="list-style-type: none">• Haines Mobile Home Park Redevelopment Plan - 12/12/2023• Longbridge Redevelopment Plan - 7/13/ 2021• Route 38 – Mt. Holly Bypass Redevelopment Plan - 2/16/2021• Lawrence Boulevard Redevelopment Plan - 10/8/2019• Bancroft Lane Redevelopment Plan - 5/14/2019• HITCO Redevelopment Plan Amendment - 7/13/2004; Amended 9/8/2015 | |
| <input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans | 1/30/2024 |
| <input checked="" type="checkbox"/> Natural Resource Inventory | 9/18/2024 |
| <input checked="" type="checkbox"/> Recreation and Open Space Inventory (ROSI) | 2/3/2025 |
| <input checked="" type="checkbox"/> Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law | |



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HGA

**Michael Baker
INTERNATIONAL**

BURLINGTON COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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(LRHL)

☒ Resource protection ordinances

- Stormwater Management Plan Amended 9/12/2024
- Capital Improvement Plan - annually with budget adoption. 5/9/2024
- Rancocas Main Branches Greenway Plan, DVRPC - 12/2002

☐ Farmland Preservation/Agricultural Retention Plan

☒ Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

- Land Use Plan - 1996

2. **Review the ten goals in The Preliminary State Plan (pages 11-13) and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.**

Hainesport Township's growth strongly aligns with the goals in the State Plan. Affordable housing has been in the forefront of its planning, recently approving senior and family affordable housing projects. 43% of land use is preserved open space and agriculture. These lands are balanced between north and south of Route 38 corridor, which is identified for economic development and growth. Federal and state funds support its commitment to revitalization and recentering of vacant/abandoned lands for return to tax rolls, economic growth and employment opportunities. Creek Turn Park, home to Big Rusty - an artistic expression recycled sculpture, will be improved with Green Acres funding providing high-quality open space area. A responsible local roadway investment program, leveraging state and local funds, leaves less than 5% of its roadways in need of rehabilitation. The Rancocas Creek resource bisects Hainesport's PA-2 area and is a focal point for scenic landscapes and public access.

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 (pages 71-76) suit the current and future development of your municipality and/or county?**

The PA-2 and PA-4 planning area designations strongly suit the existing and future development of Hainesport. Having a population density of 932.8 persons/acre, public sewage collection and water supply in the PA-2 Area, schools, parks and walkability are criteria that align with the PA-2 designation. The Rural Planning Area (PA-4) strongly aligns with Hainesport's future development. Identified for large areas of restricted and designated farmland, forested areas and open space, Hainesport's planning policies align with the State Plan.



BURLINGTON COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

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.**

Hainesport's plans are strongly consistent with the State Plan.

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. **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.**

The Cooper Springs area along the North Branch Rancocas Creek is an area of concern for flooding and should be identified accordingly. The North and South Branches Rancocas Creek that run through Hainesport Township should be considered for environmentally sensitive area designation.

5. **Does the municipality and/or county have the following?**

☒ Open Space Plan

☒ Open Space Tax

☐ Other

6. **Is the municipality a member of Sustainable Jersey?**

☒ Yes

☐ No

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?

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



BURLINGTON COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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- 1) Encourage housing development suiting the needs of a wide range of households.
- 2) Continue to redevelop underutilized grey and brown field sites along major corridors.
- 3) Enhance pedestrian and bicycle circulation to historic areas and site, community facilities, and recreation areas.

8. **Additional comments:**

Hainesport is committed to coordinating development, redevelopment, preservation, and conservation consistent with the State Plan Policies.



BURLINGTON COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

Lumberton Township Cross-Acceptance Response Template

This was completed on behalf of Lumberton Township by Burlington County's planning consultant based on publicly available information.

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 1994
- ☒ Master Plan Reexamination Report(s) 2019
- ☐ Official Map pursuant to N.J.S.A. 55D-32
- ☒ Land use map
 - Land Use Plan Element Reexamination Report (2018)
- ☒ Zoning Ordinance and other land development standards No date available
- ☒ Zoning map and schedule 2015
- ☒ Redevelopment Plans
 - A-1 Pallet Site Redevelopment Plan (2007)
 - Route 38 Corridor Redevelopment Plan (2008)
 - Eayrestown Road Redevelopment Plan (2018)
 - Wellington Redevelopment Plan (2018)
- ☒ Approved Housing Element and Fair Share Plans 2008
- ☒ Natural Resource Inventory 2006
- ☐ Recreation and Open Space Inventory (ROSI)
- ☒ Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL)
 - A-1 Pallet Site Redevelopment Plan (2007)
 - Route 38 Corridor Redevelopment Plan (2008)



BURLINGTON COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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- Eayrestown Road Redevelopment Plan (2018)
- Wellington Redevelopment Plan (2018)

☒ Resource protection ordinances

- Stormwater Management ordinance (No date available)

☒ Farmland Preservation/Agricultural Retention Plan 2005

☒ Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

- Floodplain Management / Basin Plan (reflected in Burlington County HMP)
- Capital Improvements Plan (reflected in Burlington County HMP)
- Open Space Plan (reflected in Burlington County HMP)
- Stormwater Management Plan (reflected in Burlington County HMP)
- Economic Development Plan (reflected in Burlington County HMP)
- Post-disaster Recovery Plan (reflected in Burlington County HMP)

2. **Review the ten goals in The Preliminary State Plan (pages 11-13) and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.**

Lumberton Township aligns with several goals from the Preliminary State Plan, particularly in **infrastructure**, **natural resource conservation**, and **integrated sound planning**. The township prioritizes balanced growth while preserving its historic character, ensuring that development remains consistent with broader regional planning strategies. Its commitment to stormwater management and flood mitigation supports state objectives for climate resilience and environmental sustainability. Additionally, Lumberton's efforts in farmland preservation and open space conservation reinforce state goals for long-term natural resource protection.

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 (pages 71-76) suit the current and future development of your municipality and/or county?**

The municipality suggested no changes to the State Plan Policy Map



BURLINGTON COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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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. **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.**

According to the State Plan Policy Map's Land Resource Impacts layer, forest and wetland areas are scattered throughout the township, with extensive agricultural land concentrated along South Branch Rancocas Creek and its tributaries. According to the map, areas along the creek and its tributaries fall within FEMA flood zones and the Nature Conservancy's Floodplains layer.

5. **Does the municipality and/or county have the following?**

☒ Open Space Plan (reflected in Burlington County HMP)

☐ Open Space Tax

☐ Other

6. **Is the municipality a member of Sustainable Jersey?**

☒ Yes, Lumberton Township is a 'Registered' Sustainable Jersey community

☐ No

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?

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

- 1) Promote balanced and sustainable development while preserving the township's character.
- 2) Enhance transportation infrastructure, improve traffic flow, and support safer multimodal



BURLINGTON COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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travel options.

- 3) Expand open space preservation, safeguard environmental resources, and improve public access to natural areas.
- 4) Strengthen agricultural land protection through coordinated state and county efforts.
- 5) Reduce flood risks and improve pollution control through updated regulations and stormwater management practices.
- 6) Ensure compliance with affordable housing mandates and pursue redevelopment strategies to meet community housing needs.

8. Additional comments:



BURLINGTON COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

Mansfield Township Cross-Acceptance Response Template

Your Name / Title: ERI (Patrick VanBernum, AICP), Board Planner

Your Email Address: pvanbernum@erinj.com

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:

- | | |
|--|-----------|
| <input checked="" type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered | 2025 |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s) | 3/28/2022 |
| <input checked="" type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32 | |
| <input checked="" type="checkbox"/> Land use map | 2025 |
| <input checked="" type="checkbox"/> Zoning Ordinance and other land development standards | |
| <input checked="" type="checkbox"/> Zoning map and schedule | 10/6/2014 |
| <input checked="" type="checkbox"/> Redevelopment Plans | 7/24/2016 |
| <input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans | 5/10/2021 |
| <input checked="" type="checkbox"/> Natural Resource Inventory | 11/1/2007 |
| <input type="checkbox"/> Recreation and Open Space Inventory (ROSI) | |
| <input checked="" type="checkbox"/> Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL) | |
| <input type="checkbox"/> Resource protection ordinances | |
| <input checked="" type="checkbox"/> Farmland Preservation/Agricultural Retention Plan | 9/26/2016 |
| <input checked="" type="checkbox"/> Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan) | |

- Elements as part of 2025 Master Plan Update:



BURLINGTON COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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- Land Use Element
- Housing Element
- Circulation Plan Element
- Farmland Preservation Plan
- Natural Resources Conservation Plan
- Prior Elements:
 - Land Use Element - Amended 11.27.2017
 - Farmland Preservation Plan - 9.26.2016
 - Circulation Element - 10.25.2004

2. **Review the ten goals in The Preliminary State Plan (pages 11-13) and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.**

The Township's 2016 Land Use Plan Vision, Goals, and Objectives align with the State Plan Goals by promoting smart growth, preserving farmland, and directing development into designated centers. Mansfield balances growth with conservation, ensuring farmland, open space, and natural resources remain protected. Development in Columbus and Nodes supports compact, mixed-use communities, reducing sprawl and maximizing infrastructure efficiency. Revitalization efforts strengthen local economies while maintaining historic and rural character. Policies encourage diverse land uses, regional coordination, and sustainable growth, reflecting the State Plan's emphasis on balanced development and environmental stewardship.

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?**

No inconsistencies are apparent between the State Goals and the Municipal Goals. The two (2) new goals added to the State Plan - relating to Climate Change and Equity - are being incorporated into the Township's currently underway Master Plan and Land Use Element.

4. **How well do the designated State Planning Areas (pages 71-76) suit the current and future development of your municipality and/or county?**

Changes to the State Planning Area Boundaries, if applicable, are included under separate survey. The areas of proposed change reflect the current development patterns in the lone "Fringe" PA3 area south of Route 130 in the Hedding neighborhood. Those changes, if proposed, address the adequacy of this Fringe area in prioritizing this area for Rural or Suburban development, with rural development being primarily focused as to allow the Township to continue to preserve farmland when appropriate and maintain its "balance of town and country".

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.**

The incorporation of the Columbus Village as a designated center would formalize an area which was somewhat-designated as such prior, though the bounds of which were not officially established. As Columbus was prior considered a "point on the map", the Township has continued to work towards delineating the areas which can be considered "part of" the Village, and which areas are outside of the Village. This is evident by the



BURLINGTON COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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Preliminary Redevelopment and Rehabilitation Investigations which took place in 2015, as well as the Northern Burlington County Growth and Preservation Plan (GAPP). A formal delineation of the Columbus Village should utilize a combination of both. The future consideration and coordination at the State, County, and Municipal levels should be incorporated, and the benefits, detriments, and appropriateness of a center designation for Columbus Village should be explored.

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

Currently, a municipal Master Plan is in the process of updating to include a Climate Change Vulnerability Assessment, which focuses on two of the new goals in the State Plan: Climate Change and Equity. Furthermore, the Township's last Land Use Plan Amendment referenced a prior cross acceptance process in 2007, which did not result in changes to the State Plan nor the State Planning Area Boundaries. The recommendations as part of cross acceptance in 2007 include the PA2 and PA3 areas east of the Kinkora Trail be changed to the Environmentally Sensitive (PA5) planning area in recognition of those areas' natural features and that the PA3 areas west of the Kinkora Trail be changed to Rural (PA4) Planning Area in recognition of the agricultural resources and rural non-agricultural development patterns there. These recommendations do not persist as part of this Cross Acceptance process as those changes do not reflect current or future development in the Township.

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.**

Mansfield has no feedback on the Draft State Plan implementation.

4. **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.**

The areas of Mansfield which may be considered "sprawl" are the age-restricted developments such as the Homestead and Four Seasons. While these areas are well-connected internally by sidewalk networks, they fail to connect to other centers within the Township by way other than vehicular travel. A combination of narrow rights of way towards centers as well as a lack of demand for non-vehicular travel alternatives may contribute to the lack of non-vehicular-transit available.

Mansfield has a relatively low amount of blue acres prone to flooding.

5. **Does the municipality and/or county have the following?**

☐ Open Space Plan



BURLINGTON COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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☐ Open Space Tax

☐ Other

6. **Is the municipality a member of Sustainable Jersey?**

☐ Yes

☒ No

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, an Environmental Commission.

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

Revitalize Columbus Village and the hamlets of Georgetown and Hedding.

Development and redevelopment should use creative land use and design techniques to ensure that it does not exceed the capacity of natural and infrastructure systems and protects areas where public investments in farmland preservation and open space preservation have been made.

Provide an opportunity for residential and non-residential development in clustered land development patterns and traditional neighborhood design patterns in and around Columbus Villages and Nodes.

8. **Additional comments:**



BURLINGTON COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

Maple Shade Township Cross-Acceptance Response Template

This was completed on behalf of Maple Shade Township by Burlington County's planning consultant based on publicly available information.

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 1982
- ☒ Master Plan Reexamination Report(s) 2016
- ☐ Official Map pursuant to N.J.S.A. 55D-32
- ☒ Land use map
 - Land Use Plan Element (1982 and 2016)
- ☒ Zoning Ordinance and other land development standards 1982
- ☒ Zoning map and schedule 1986
- ☒ Redevelopment Plans
 - Routes 38/73/Lenola Road Redevelopment Area Preliminary Investigation (2007, updated 2012)
 - Downtown Business District Redevelopment Area Preliminary Investigation (2008)
- ☐ Approved Housing Element and Fair Share Plans
- ☒ Natural Resource Inventory 2020
- ☐ Recreation and Open Space Inventory (ROSI)
- ☒ Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL)
 - Routes 38/73/Lenola Road Redevelopment Area Preliminary Investigation (2007, updated 2012)
 - Downtown Business District Redevelopment Area Preliminary Investigation (2008)
- ☒ Resource protection ordinances



BURLINGTON COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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- Stormwater Control Ordinance (2024)

☐ Farmland Preservation/Agricultural Retention Plan

☒ Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

- Stormwater Pollution prevention Plan (2023)
- Stormwater Management Plan (2005)
- Spill Prevention Control and Countermeasure Plan (2010)

2. **Review the ten goals in The Preliminary State Plan (pages 11-13) and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.**

Maple Shade Township's planning efforts align with key objectives in the Preliminary State Plan, particularly in **economic development**, **infrastructure**, and **revitalization**. The township fosters a balanced mix of commercial and industrial uses while maintaining its community character. Its focus on redevelopment and strategic land use supports state goals for revitalizing underutilized areas, ensuring sustainable growth. The township also emphasizes environmental conservation, safeguarding **natural resources** and open spaces to promote **climate resilience** and long-term sustainability.

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 (pages 71-76) suit the current and future development of your municipality and/or county?**

The municipality suggested no changes to the State Plan Policy Map.

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. **Identify areas to be protected and areas where sprawl (low density auto -dependent**



BURLINGTON COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

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.

According to the State Plan Policy Map's Land Resource Impacts layer, forest and wetlands are scattered throughout the township, with larger forested areas in the south and some agricultural land in the north. Additionally, areas along North Branch Pennsauken Creek and South Branch Pennsauken Creek fall within FEMA flood zones and the Nature Conservancy's Floodplains layer.

5. **Does the municipality and/or county have the following?**

☐ Open Space Plan

☐ Open Space Tax

☐ Other

6. **Is the municipality a member of Sustainable Jersey?**

☒ Yes, Maple Shade is a 'Silver Certified' Sustainable Jersey community

☐ No

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?

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

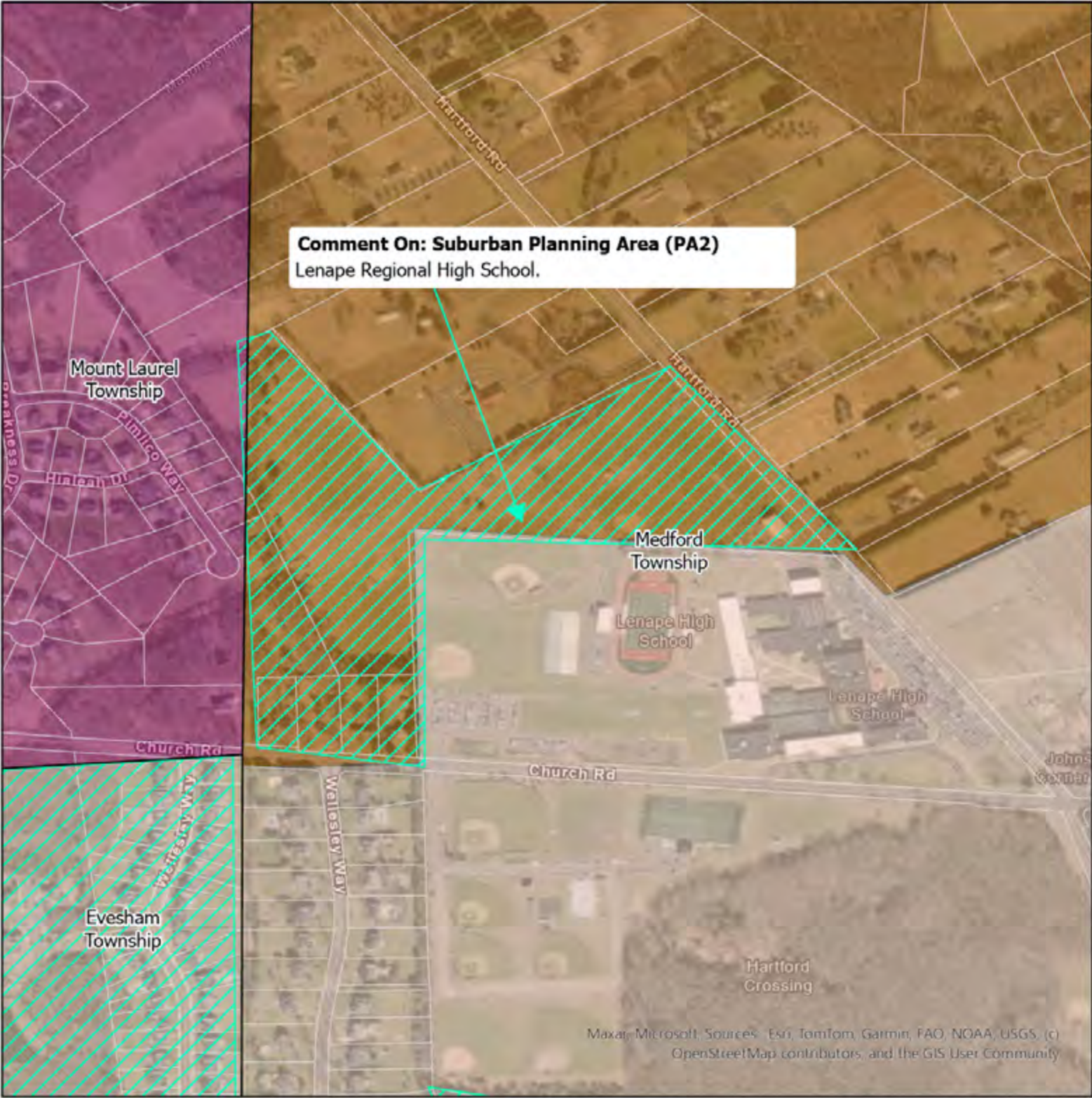
- 1) Strengthen the local economy through a balanced mix of commercial and industrial uses while revitalizing areas under redevelopment laws.
- 2) Support diverse housing options that accommodate various demographics and align with traditional neighborhood designs.
- 3) Ensure residents have access to essential services and well-maintained recreation facilities that meet active and passive needs.
- 4) Preserve sensitive natural areas, protect resources, and promote the maintenance of open spaces for ecological balance.
- 5) Improve transportation systems, enhance road safety, and support the efficient movement of people and goods.
- 6) Encourage recycling initiatives and minimize solid waste generation to support environmental responsibility.
- 7) Promote zoning regulations that align with the township's master plan while enhancing the visual quality of public spaces.

8. **Additional comments:**



State Plan Policy Map

Medford Township, Burlington County



N

NJ State Plan - Planning Areas

- PA 2 - Suburban
- PA 3 - Fringe
- PA 4 - Rural

Boundaries

- Proposed Map Change (From Municipality)
- Municipal Boundaries
- Parcel Boundaries

0 0.05 0.1 0.2 Miles

State Plan Policy Map

Medford Township, Burlington County



N

NJ State Plan - Planning Areas

- PA 3 - Fringe
- PA 4 - Rural
- Park

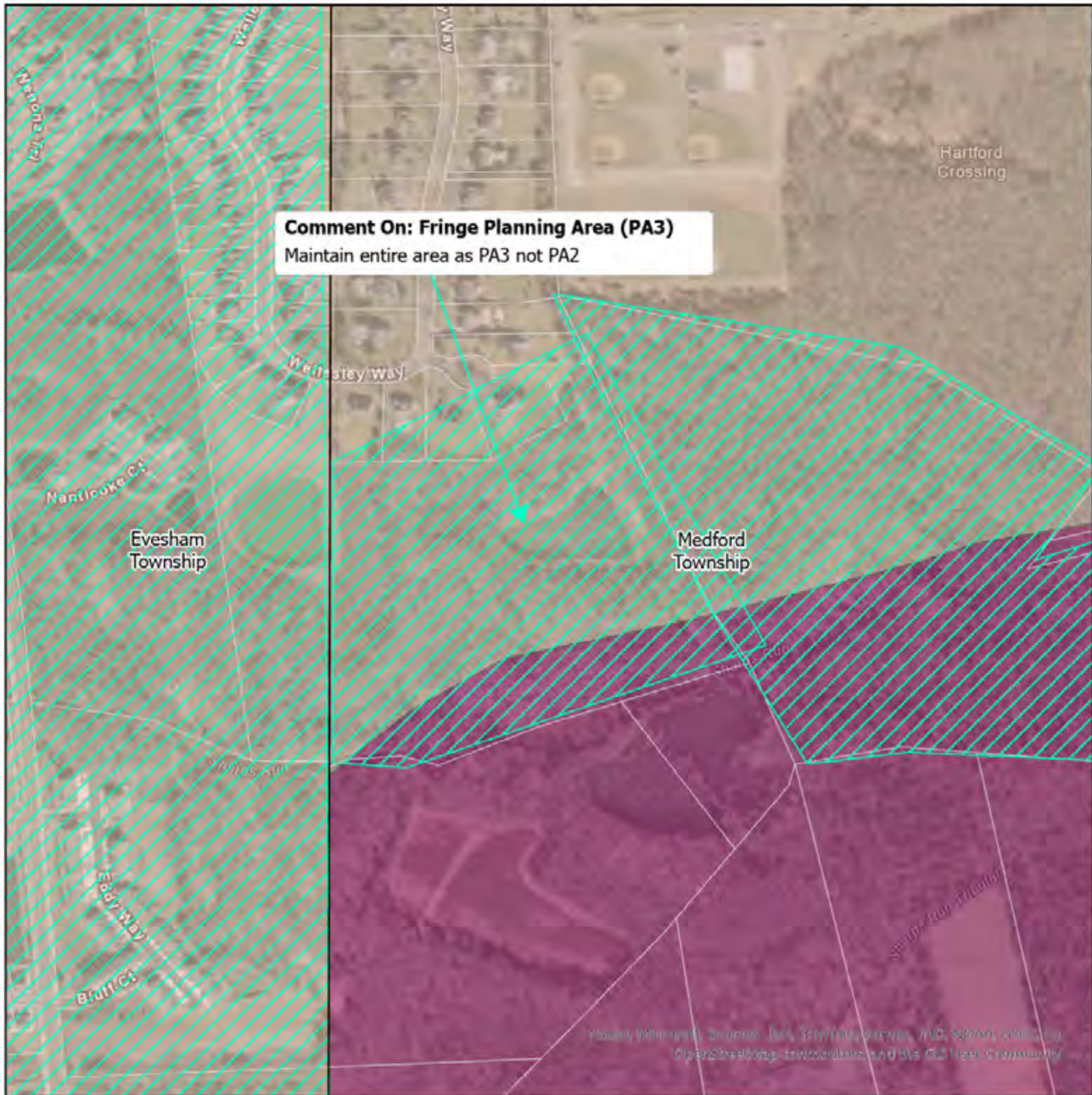
Boundaries

- Proposed Map Change (From Municipality)
- Municipal Boundaries
- Parcel Boundaries

0 0.03 0.06 0.13 Miles

State Plan Policy Map




Medford Township, Burlington County



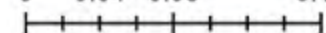
NJ State Plan - Planning Areas

- PA 2 - Suburban
PA 3 - Fringe

Boundaries

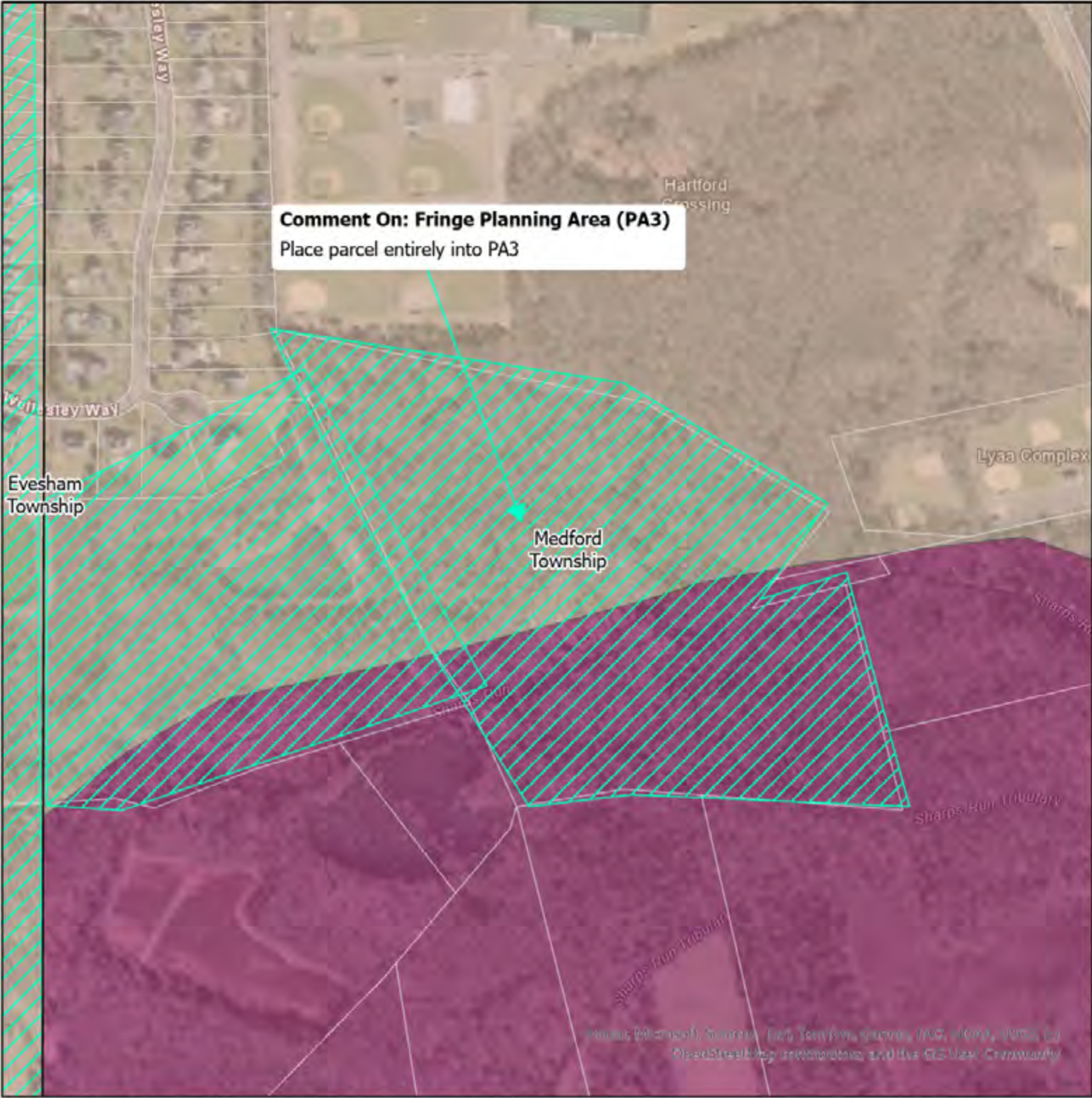
-  Proposed Map Change (From Municipality)
 Municipal Boundaries
 Parcel Boundaries


0 0.04 0.08 0.16 Miles



State Plan Policy Map

Medford Township, Burlington County





N

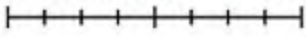
NJ State Plan - Planning Areas

- PA 2 - Suburban
- PA 3 - Fringe

Boundaries

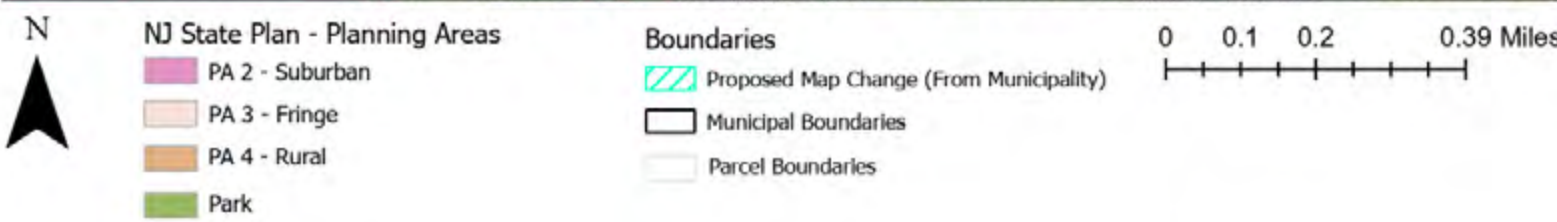
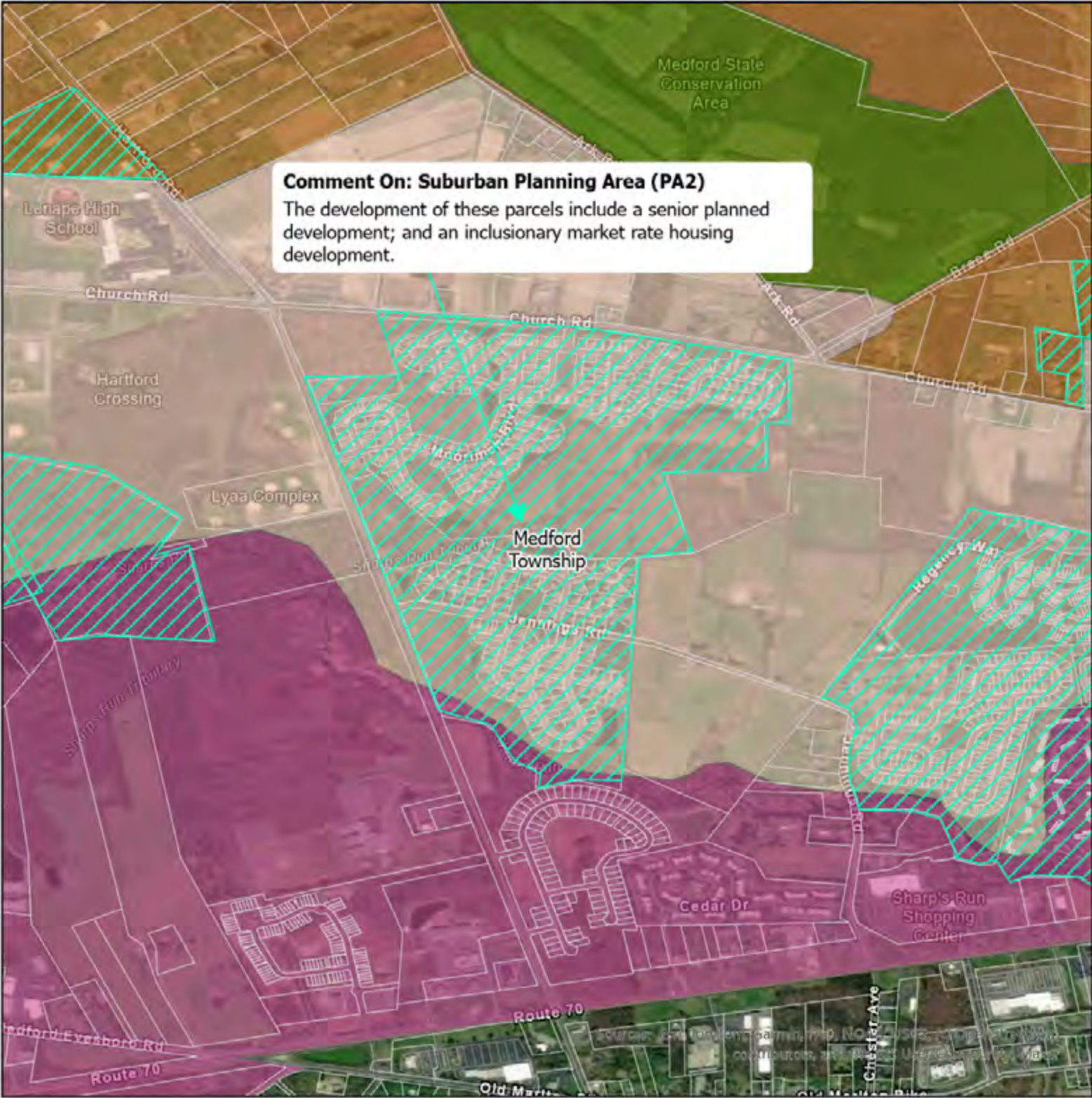
- Proposed Map Change (From Municipality)
- Municipal Boundaries
- Parcel Boundaries

0 0.04 0.08 0.16 Miles



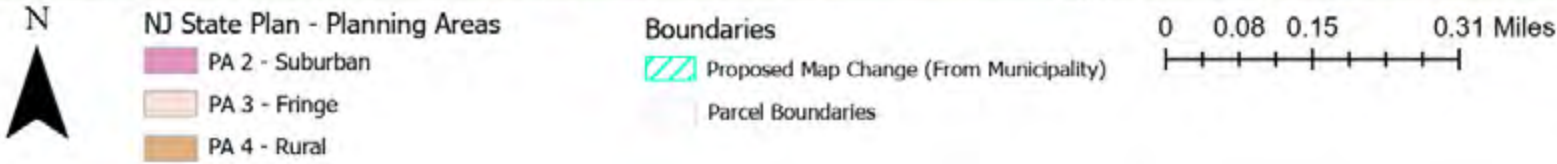
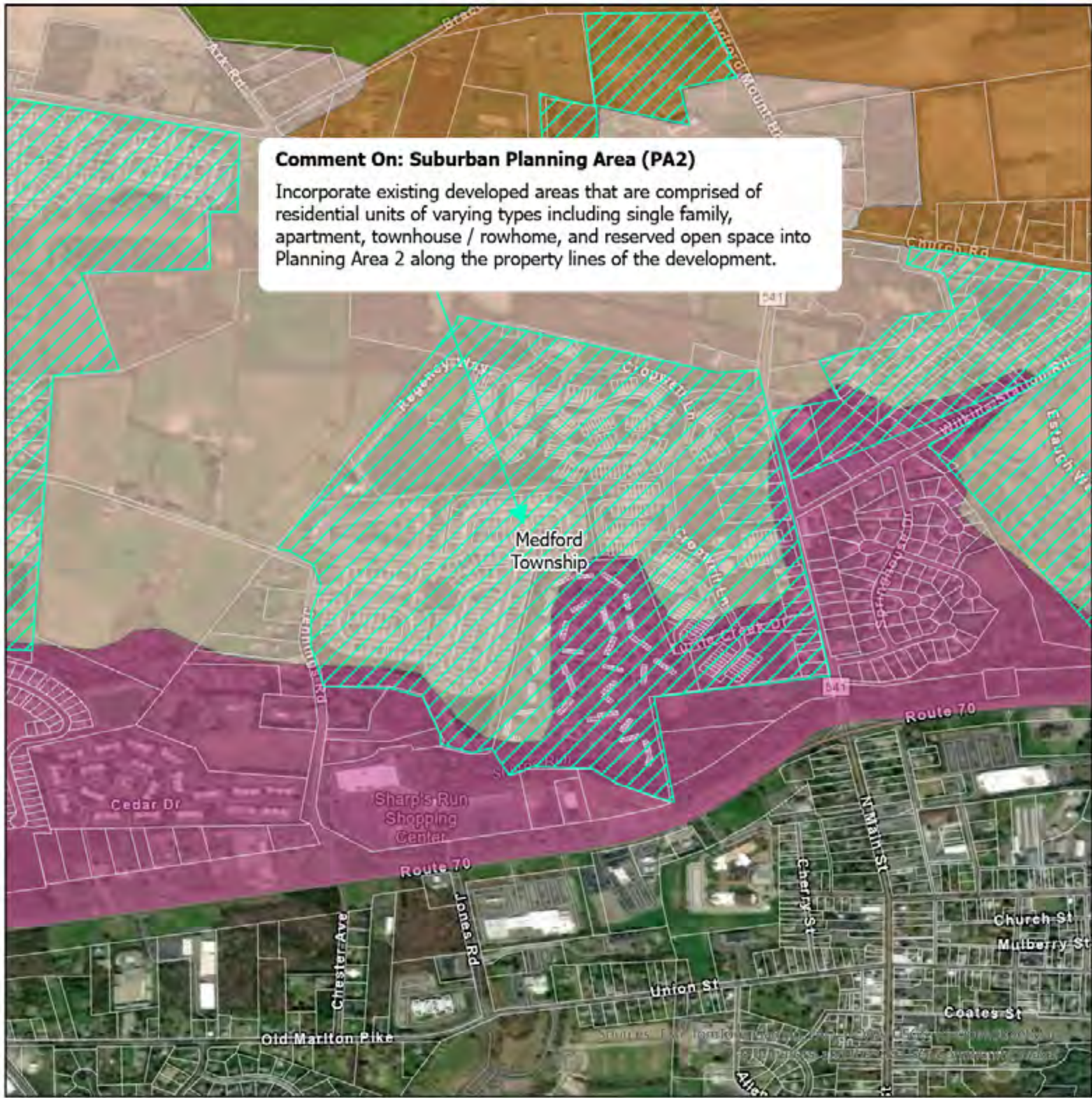
State Plan Policy Map

Medford Township, Burlington County



State Plan Policy Map

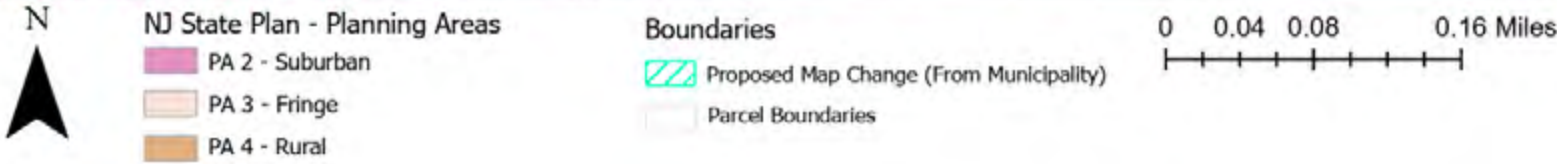
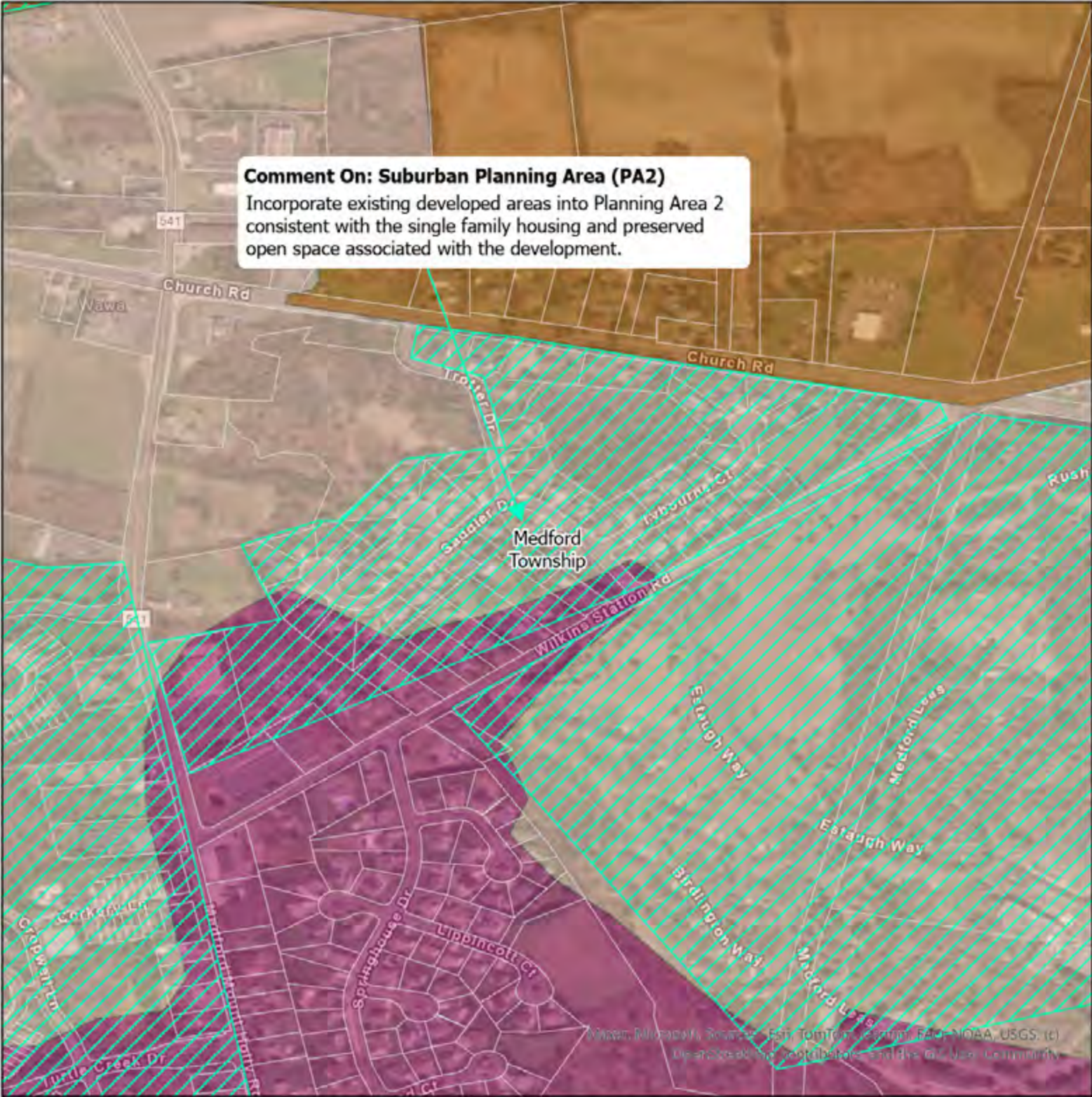
Medford Township, Burlington County



State Plan Policy Map

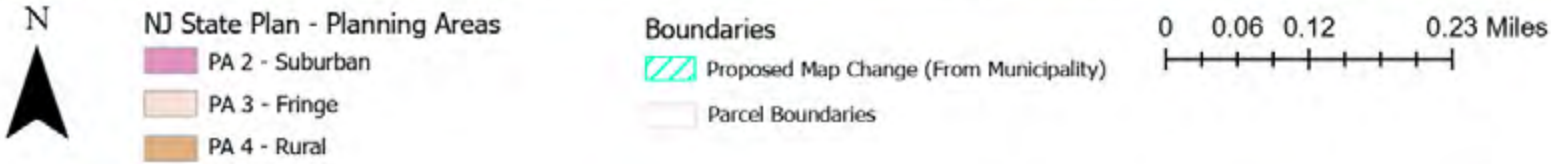
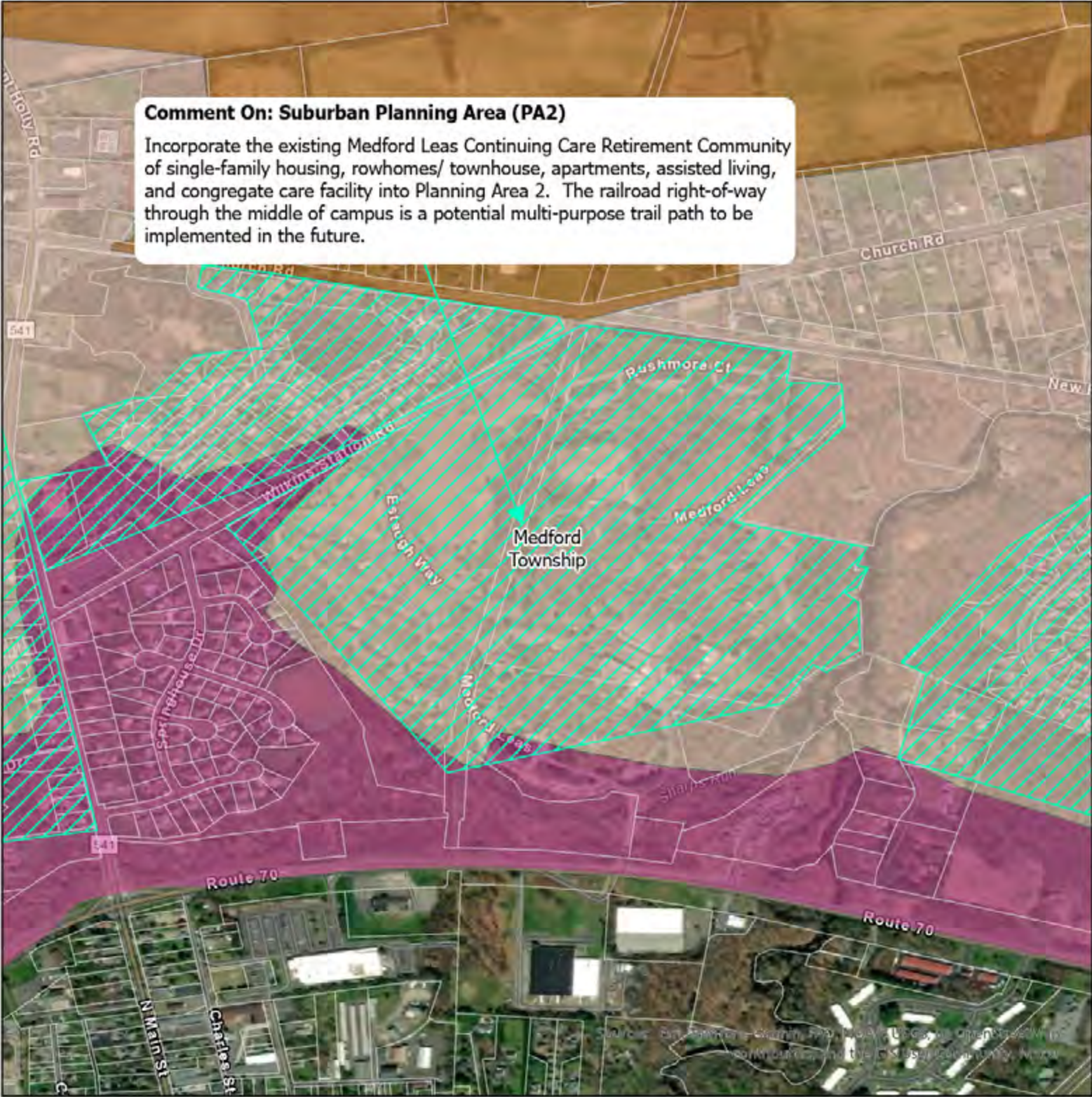
Medford Township, Burlington County

Comment On: Suburban Planning Area (PA2)
Incorporate existing developed areas into Planning Area 2 consistent with the single family housing and preserved open space associated with the development.

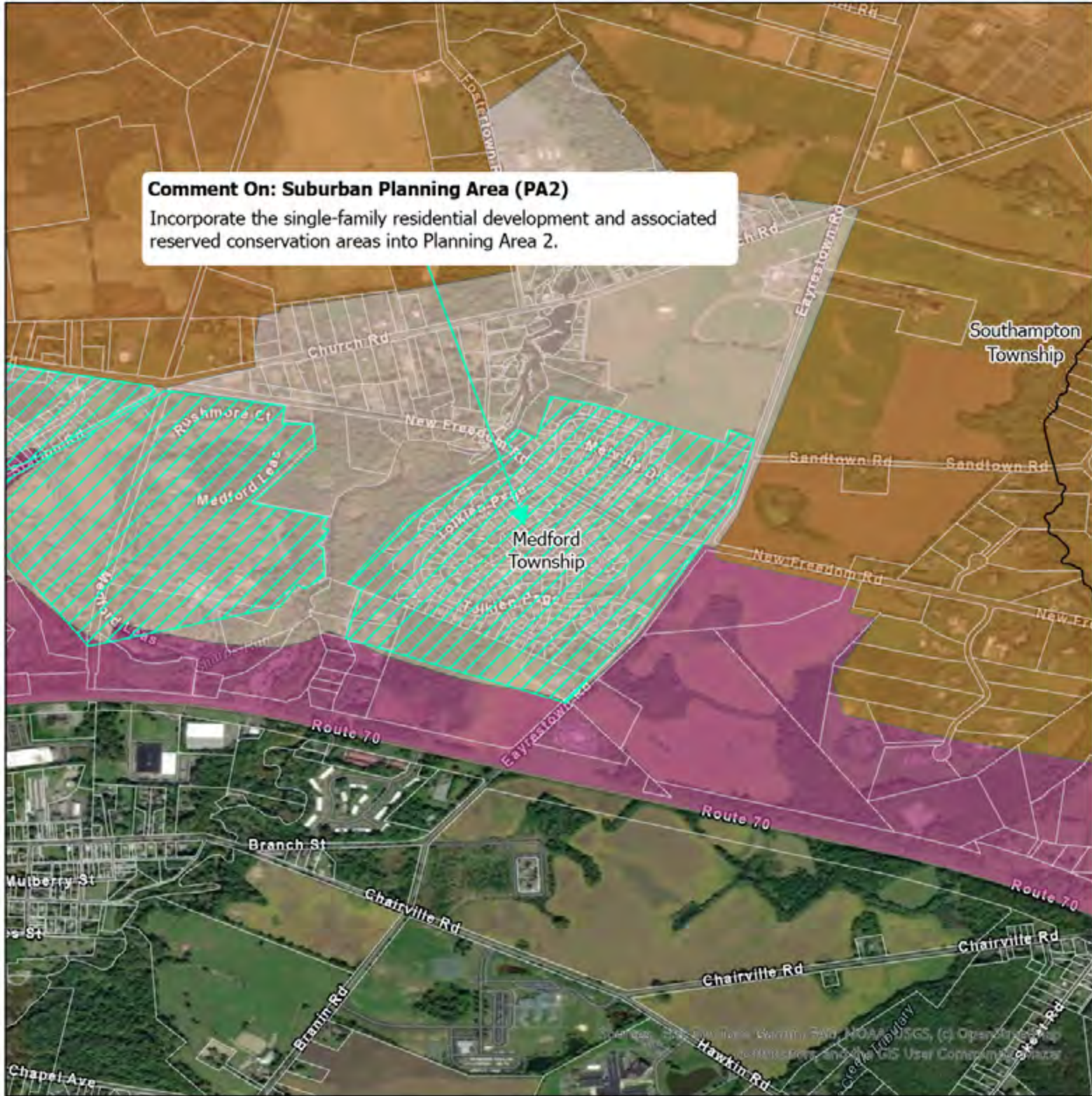


State Plan Policy Map

Medford Township, Burlington County



Medford Township, Burlington County



Comment On: Suburban Planning Area (PA2)

Incorporate the single-family residential development and associated reserved conservation areas into Planning Area 2.

Southampton
Township

Medford
Township

Route 70

Route 70

Route 70

Branch St

Chairville Rd

Chairville Rd

Chairville Rd

Mulberry St

St

Chapel Ave.

NJ State Plan - Planning Areas

PA 2 - Suburban

PA 3 - Fringe

PA 4 - Rural

Boundaries

 Proposed Map Change (From Municipality)

Parcel Boundaries

0 0.1 0.2 0.41 Miles

BURLINGTON COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

Medford Township Cross-Acceptance Response Template

Your Name / Title: Michelle Taylor, AICP, PP, Township Planner

Your Email Address: mtaylor@tdgplanning.com

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) 11/15/2014
- ☐ Official Map pursuant to N.J.S.A. 55D-32
- ☒ Land use map 2004
- ☒ Zoning Ordinance and other land development standards 1992 to current
- ☒ Zoning map and schedule 1/28/2023
- ☐ Redevelopment Plans
- ☒ Approved Housing Element and Fair Share Plans 6/28/2017
- ☒ Natural Resource Inventory
- Ecological Planning Study of the Natural Environment, 1974.
- ☒ Recreation and Open Space Inventory (ROSI) 11/15/2021
- ☒ Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL)

Redevelopment Plan – Hartford Square, July 25, 2017.

Redevelopment Plan – Stokes Square, July 21, 2017.

Redevelopment Plan – Arc Wheeler, July 21, 2017.



BURLINGTON COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

☒ Resource protection ordinances

☒ Farmland Preservation/Agricultural Retention Plan 8/1/1999

☒ Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

- Stormwater Pollution Prevention and Stormwater Management Plan, April 16, 2005.
- Community Design Element, January 24, 2001.
- Reexamination and Land Use Plan and Map, 1996
- Traffic Circulation Plan Element, 1995.
- Historic Preservation, 1981.

2. **Review the ten goals in The Preliminary State Plan (pages 11-13) and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.**

Medford Township promotes economic development along major corridors in already developed areas. The housing plans and subsequent implementation have created a variety of housing types to accommodate various household needs. Medford Township has a 6-year Capital Program that includes appropriations for stormwater, wastewater, and water treatment at municipal wells. Sustainability, conservation of natural resources, and stormwater quality have been goals of Medford's Master Plan since the first one in 1974.

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 (pages 71-76) suit the current and future development of your municipality and/or county?**

The PA-2, P-3 and PA-4 planning area designations correlate with existing and planned development. The PA-2 located directly north of Route 70 promotes walkability to commercial nodes along Route 70 and into the Village. Medford incorporated Planned Developments into the Land Use Ordinance in 1992 and has amended as necessary to ensure that development occurring in PA-3 provides sufficient space for compact development and conservation. Medford's population is approximately 650 people per square mile, which is consistent with the large quantity of lands located within the Pinelands and on the PA-4 rural / agricultural/ and environmentally sensitive lands between the developed portions of Medford along Route 70 and surrounded by almost equally constrained lands in Evesham, Mt. Laurel, Lumberton, and Shamong.

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.**



BURLINGTON COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

There may be areas located on already developed portion of the community that convert from airport to market rate and affordable housing. These sites are part of the prior housing round, but no agreement with the redeveloper has been reached; and no Redevelopment Plan has been generated. This is a potential future conflict, with the PA-4 designation at the Lumberton border.

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

The Medford Master Plan and ordinance are aligned with the State Plan policies and planning areas.

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.**

N/A

4. **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.**

The areas within PA-4 are typically within the AR District, where agricultural uses are interspersed between large lot “farmettes”. Despite efforts to the contrary by earlier planning efforts, planned development is the only mechanism to reduce sprawling large lot areas. The Township has aggressively sought to convert developed property along the myriad of branches of the Rancocas creeks into blue acres when they are subjected to multiple flooding events.

5. **Does the municipality and/or county have the following?**

☒ Open Space Plan

☒ Open Space Tax

☐ Other

6. **Is the municipality a member of Sustainable Jersey?**

☒ Yes

☐ No

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?

7. **Please indicate your community’s three most important local and regional land use planning goals and priorities:**



BURLINGTON COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

- 1) Maintaining Medford's cultural values, while meeting the needs of a variety of household types.
- 2) Promoting economic vitality in existing commercial and industrial areas.
- 3) Promote sustainability, preservation of historic sites and districts, and enhance transportation infrastructure to accommodate bicycles and pedestrians.

8. Additional comments:



State Plan Policy Map

Medford Lakes Borough, Burlington County



N

NJ State Plan - Planning Areas

- Pinelands

Boundaries

- Proposed Map Change (From Municipality)
- Parcel Boundaries

0 0.01 0.01 0.03 Miles

BURLINGTON COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

Borough of Medford Lakes Cross-Acceptance Response Template

Your Name / Title: Mark J. McIntosh, RMC, Borough Clerk

Your Email Address: clerk@medfordlakes.com

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:

- | | |
|---|-------------------------------|
| <input checked="" type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered | 07/05/1978 |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s) | 2/15/2018 |
| <input type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32 | Click or tap to enter a date. |
| <input checked="" type="checkbox"/> Land use map | 7/5/1978 |
| <input checked="" type="checkbox"/> Zoning Ordinance and other land development standards | 3/1/1965 |
| <input checked="" type="checkbox"/> Zoning map and schedule | 4/25/2008 |
| <input type="checkbox"/> Redevelopment Plans | Click or tap to enter a date. |
| <input type="checkbox"/> Approved Housing Element and Fair Share Plans | Click or tap to enter a date. |
| <input checked="" type="checkbox"/> Natural Resource Inventory | 7/5/1978 |
| <input type="checkbox"/> Recreation and Open Space Inventory (ROSI) | Click or tap to enter a date. |
| <input type="checkbox"/> Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL) | Click or tap to enter a date. |
| <input checked="" type="checkbox"/> Resource protection ordinances | 06/18/2009 &
12/01/2016 |
| <ul style="list-style-type: none">• Community Design & Water Resource Protection Plan• Traditional Log Cabin Design Guidelines & Standards for Preservation Community Design | |



BURLINGTON COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

Master Plan Element

☐ Farmland Preservation/Agricultural Retention Plan

Click or tap to enter a date.

☒ Any other adopted planning documents (e.g. Stormwater Management Plan (**Updated 3/22/2023**), Wastewater Management Plan, Capital Improvement Plan)

5/10/2007

2. **Review the ten goals in The Preliminary State Plan (pages 11-13) 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 (pages 71-76) suit the current and future development of your municipality and/or county?**
 - No Issue with Suburban Planning Area (PA2)

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.**
 - The Plan will be reviewed with upcoming Master Plan Re-Exam
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. **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.**
5. **Does the municipality and/or county have the following?** None at this time
 - ☐ Open Space Plan



BURLINGTON COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

☐ Open Space Tax

☐ Other

6. **Is the municipality a member of Sustainable Jersey?**

☐ Yes

☒ No

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?

- We have an Environmental Commission

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

8. **Additional comments:**



BURLINGTON COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

Moorestown Township Cross-Acceptance Response Template

Your Name / Title: Damian J Gil / Community Development Director

Your Email Address: dgil@moorestown.nj.us

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:

- | | |
|--|-------------------------------|
| <input checked="" type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered | 12/6/2018 |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s) | 12/6/2018 |
| <input checked="" type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32 | 11/1/2021 |
| <input checked="" type="checkbox"/> Land use map | 4/1/2019 |
| <input checked="" type="checkbox"/> Zoning Ordinance and other land development standards | No date available |
| <input checked="" type="checkbox"/> Zoning map and schedule | 11/1/2021 |
| <input checked="" type="checkbox"/> Redevelopment Plans <ul style="list-style-type: none">New Albany Business Park Redevelopment Plan (July 2022) | 8/9/2021 |
| <input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans | 12/3/2020 |
| <input checked="" type="checkbox"/> Natural Resource Inventory | 11/1/2023 |
| <input checked="" type="checkbox"/> Recreation and Open Space Inventory (ROSI) | 4/9/2021 |
| <input checked="" type="checkbox"/> Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL) <ul style="list-style-type: none">New Albany Business Park Redevelopment Plan (July 2022) | 8/9/2021 |
| <input checked="" type="checkbox"/> Resource protection ordinances <ul style="list-style-type: none">Stormwater Management Ordinance (July 2024) | Click or tap to enter a date. |



BURLINGTON COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

- Historic Preservation Ordinance (April 2025)
- Water Conservation Ordinance (October 2016)
- Stream Corridor Protection / Riparian Buffer Ordinance (1997)

☐ Farmland Preservation/Agricultural Retention Plan

Click or tap to enter a date.

☒ Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

Click or tap to enter a date.

- Stormwater Pollution Prevention Plan (August 2019)
- Stormwater Mitigation Plan (2017)
- Economic Plan Element (2009)

2. **Review the ten goals in The Preliminary State Plan (pages 11-13) 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 (pages 71-76) suit the current and future development of your municipality and/or county?**
 - Block 5800, Lot 49
 - Block 6013, Lots 51, 50

These two lots are reflected in the seem to be in the Suburban Planning Area and should be fringe or rural. Two (51,50) are vacant lots and the third lot 49 was formerly a dog kennel/bordering facility which was outside of the sewer service area and was effectively shut down a few years ago.

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**



BURLINGTON COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

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. **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.**

5. **Does the municipality and/or county have the following?**

☒ Open Space Plan (Open Space and Recreation Plan Element, December 2009)

☐ Open Space Tax (No date available)

☐ Other

6. **Is the municipality a member of Sustainable Jersey?**

☒ Yes, Moorestown Township is a 'Silver Certified' Sustainable Jersey community

☐ No

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?

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

8. **Additional comments:**



BURLINGTON COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

Mount Holly Township Cross-Acceptance Response Template

This was completed on behalf of Mount Holly Township by Burlington County's planning consultant based on publicly available information.

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:

- | | |
|--|-----------------|
| <input checked="" type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered | 2007 |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s) | 8/13/2024 |
| <input type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32 | |
| <input type="checkbox"/> Land use map | |
| <input checked="" type="checkbox"/> Zoning Ordinance and other land development standards | Revised in 2023 |
| <input checked="" type="checkbox"/> Zoning map and schedule | June 2008 |
| <input checked="" type="checkbox"/> Redevelopment Plans <ul style="list-style-type: none">• 137-141 High Street, 2002• West Rancocas Redevelopment Area, 2005• 11 Paxson Street, 2012• 203 High Street, 2016• Downtown Redevelopment Area, 2017• Maddens Hardware, 2023 | |
| <input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans | 2023 |
| <input checked="" type="checkbox"/> Natural Resource Inventory <ul style="list-style-type: none">• Tree Inventory (2017) | |
| <input checked="" type="checkbox"/> Recreation and Open Space Inventory (ROSI) | Revised in 2024 |
| <input checked="" type="checkbox"/> Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law | |



BURLINGTON COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

- 137-141 High Street, 2002
- West Rancocas Redevelopment Area, 2005
- 11 Paxson Street, 2012
- 203 High Street, 2016
- Downtown Redevelopment Area, 2017
- Maddens Hardware, 2023

☒ Resource protection ordinances

- Tree Protection Ordinance (no date available)
- Water Conservation Ordinance (2016)

☐ Farmland Preservation/Agricultural Retention Plan

☒ Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

- Community Forestry Management Plan (2017-2022)
- Open Space and Recreation Plan Element (2014)
- Stormwater Pollution Prevention Plan (2005)

2. **Review the ten goals in The Preliminary State Plan (pages 11-13) and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.**

Mount Holly Township aligns itself with the Preliminary State Plan by promoting **economic development**, **housing** improvements, **infrastructure** upgrades, and **revitalization** efforts. The township focuses on redeveloping the Central Business District, enhancing residential stock, and expanding owner-occupied housing. Additionally, its pedestrian pathways, stormwater management, and environmental conservation measures support the state's natural and water resource goal.

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 (pages 71-76) suit the current and future development of your municipality and/or county?**

The municipality suggested no changes to the State Plan Policy Map.

Section 2: Agreements and Disagreements with The Preliminary State Plan



BURLINGTON COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

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. **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.**

According to the State Plan Policy Map's Land Resource Impacts layer, there are forest and wetlands areas along North Branch Rancocas Creek, with only a few large agricultural parcels near the township's western and eastern borders. Additionally, larger forest areas are dispersed throughout the northwest region. As per the map, areas along the Rancocas Creek fall within FEMA flood zones, NJDEP's Climate Adjusted Flood Elevation and Sea Level Rise layers, and the Nature Conservancy's Floodplains layer.

5. **Does the municipality and/or county have the following?**
 - ☒ Open Space Plan (2014 Open Space and Recreation Plan Element)
 - ☐ Open Space Tax
 - ☐ Other

6. **Is the municipality a member of Sustainable Jersey?**
 - ☒ Yes, Mount Holly is a 'Registered' Sustainable Jersey community
 - ☐ No

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?

7. **Please indicate your community's three most important local and regional land use planning goals and priorities:**
 - 1) Enhancing quality of life through economic growth, infrastructure improvements, and community development.
 - 2) Revitalizing the Central Business District and leveraging the Urban Enterprise Zone for economic



New Jersey
Business
Action Center



BURLINGTON COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

expansion.

- 3) Upgrading residential housing stock and encouraging owner-occupied housing for long-term stability.
- 4) Preserve historic landmarks while improving recreation amenities and pedestrian connectivity.
- 5) Establish a unified design theme Downtown and create distinct gateways at township entrances.
- 6) Improve the efficiency of public service and utilize redevelopment laws strategically.

8. Additional comments:



BURLINGTON COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

Mount Laurel Township Cross-Acceptance Response Template

This was completed on behalf of Mount Laurel Township by Burlington County's planning consultant based on publicly available information.

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 4/20/2006
- ☒ Master Plan Reexamination Report(s) September 2017
- ☐ Official Map pursuant to N.J.S.A. 55D-32
- ☒ Land use map Included in 2006 Master Plan
- ☒ Zoning Ordinance and other land development standards Revised in 2024
- ☒ Zoning map and schedule 2/13/2020
- ☒ Redevelopment Plans
 - Rancocas Wood Redevelopment Plan (July 2023)
 - Fellowship Area Redevelopment Plan (April 2015)
 - NJ Route 38, Ark Road, Fostertown & Midlantic Drive Road Redevelopment Plans (2019)
- ☒ Approved Housing Element and Fair Share Plans 11/3/2010
- ☒ Natural Resource Inventory August 2022
- ☒ Recreation and Open Space Inventory (ROSI) No date available
- ☒ Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL)
 - Rancocas Wood Redevelopment Plan (July 2023)
 - Fellowship Area Redevelopment Plan (April 2015)



BURLINGTON COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

☒ Resource protection ordinances

- Stormwater Control Ordinance (2021)

☐ Farmland Preservation/Agricultural Retention Plan

☒ Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

- Stormwater Pollution Prevention Plan (2024)
- Stormwater Management Plan (2005)

2. **Review the ten goals in The Preliminary State Plan (pages 11-13) and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.**

Mount Laurel Township aligns itself with several goals of the State Plan, particularly in **economic development, housing, infrastructure**, and protecting **environmental** resources. The township's efforts in affordable housing strengthens residential diversity, transportation improvements enhance mobility and reduce congestion, and open space preservation aligns with state initiatives for **natural resource protection, pollution control**, and climate resilience.

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 (pages 71-76) suit the current and future development of your municipality and/or county?**

The municipality suggested no changes to the State Plan Policy Map.

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.**



BURLINGTON COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

4. **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.**

According to the State Plan Policy Map's Land Resource Impacts layer, agricultural, forest, and wetland areas are dispersed throughout the township, with larger concentrations in the central region. Also, areas along Rancocas Creek and North and South Branch Pennsauken Creek fall within FEMA flood zones and NJDEP's Climate Adjusted Flood Elevation. Additionally, large central land areas near South Branch Rancocas Creek and North Branch Pennsauken Creek are under the Nature Conservancy's Floodplains layer.

5. **Does the municipality and/or county have the following?**

☒ Open Space Plan (2021 Open Space and Recreation Plan)

☐ Open Space Tax

☐ Other

6. **Is the municipality a member of Sustainable Jersey?**

☒ Yes, Mount Laurel is a 'Registered' Sustainable Jersey community

☐ No

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?

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

- 1) Promote thoughtful development that enhances community well-being while preserving critical environmental areas and ensuring compatibility with existing land uses.
- 2) Support a diverse economic base, provide employment opportunities, and implement affordable housing initiatives.
- 3) Improve transportation networks, reduce congestion, and enhance collaboration with neighboring communities for better regional services.
- 4) Acquire and protect open spaces while ensuring access to diverse recreational and conservation areas.

8. **Additional comments:**



BURLINGTON COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

New Hanover Township Cross-Acceptance Response Template

New Hanover Township is located mostly within areas regulated by the New Jersey Pinelands Commission and therefore did not submit a CART. However the County's consultant completed this CART based on desktop research.

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:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered | No date available, included with County HMP |
| <input type="checkbox"/> Master Plan Reexamination Report(s) | |
| <input type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32 | |
| <input type="checkbox"/> Land use map | |
| <input checked="" type="checkbox"/> Zoning Ordinance and other land development standards | No date available, included with County HMP |
| <input type="checkbox"/> Zoning map and schedule | |
| <input type="checkbox"/> Redevelopment Plans | |
| <input type="checkbox"/> Approved Housing Element and Fair Share Plans | |
| <input type="checkbox"/> Natural Resource Inventory | |
| <input type="checkbox"/> Recreation and Open Space Inventory (ROSI) | |
| <input type="checkbox"/> Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL) | |
| <input checked="" type="checkbox"/> Resource protection ordinances | |
| <ul style="list-style-type: none">• Growth Management Ordinances (2007)• Stormwater Management Ordinance (2008) | |
| <input type="checkbox"/> Farmland Preservation/Agricultural Retention Plan | |



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☒ Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

- Economic Development Plan (Ordinance 2009-09)
- Comprehensive Emergency Management Plan (2010)
- Transportation Plan (no date available, included with County HMP)

2. **Review the ten goals in The Preliminary State Plan (pages 11-13) and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.**

New Hanover Township aligns itself with several goals of the State Plan. It prioritizes **economic development** by managing residential and commercial growth, investments in public **infrastructure**, and **revitalization** initiatives to foster community engagement. The township is also committed to **environmental protection** through flood mitigation and conservation ordinances.

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 (pages 71-76) suit the current and future development of your municipality and/or county?**

The municipality suggested no changes to the State Plan Policy Map.

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. **Identify areas to be protected and areas where sprawl (low density auto -dependent**



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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.

According to the State Plan Policy Map's Land Resource Impacts layer, New Hanover Township has only a few agricultural parcels in the northern and central regions, with scattered areas of forest and wetlands throughout. The map also indicates that areas along and adjacent to South Run fall within FEMA flood zones. Additionally, a significant portion of the township, including the eastern and central areas, is part of the Nature Conservancy's Floodplains layer.

5. **Does the municipality and/or county have the following?**

☒ Open Space Plan (No date available, included with County HMP)

☐ Open Space Tax

☐ Other

6. **Is the municipality a member of Sustainable Jersey?**

☐ Yes

☒ No

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?

New Hanover does not have an Environmental Commission or Green Team.

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

- 1) Enhancing emergency response and updating public safety measures.
- 2) Maintaining and upgrading roads, utilities, and public facilities
- 3) Addressing flood risks and preserving natural resources.
- 4) Managing residential and commercial development.
- 5) Seeking grants and alternative funding sources to support township initiatives.

8. **Additional comments:**



BURLINGTON COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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North Hanover Township Cross-Acceptance Response Template

This was completed on behalf of North Hanover by Burlington County's planning consultant based on publicly available information.

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 1972
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 2024
- ☒ Zoning map and schedule July 2013
- ☒ Redevelopment Plans
Redevelopment Plan for Block 800 Lot 61, March 7, 2024
Redevelopment Plan for Block 602 Lot 9.02, February 2, 2023
- ☒ Approved Housing Element and Fair Share Plans 2020
- ☐ 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)
- Floodplain Management Plan, 1979



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Stormwater Management Plan, 1996

Stream Corridor Management Plan, 1977

Watershed Management or Protection Plan, 1977

2. **Review the ten goals in The Preliminary State Plan (pages 11-13) 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 (pages 71-76) suit the current and future development of your municipality and/or county?**

The Township suggested no changes to the State Plan Policy Map.

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. **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.**

According to the State Plan Policy Map's Land Resource Impacts layer, there are areas of agriculture, forest, and wetlands scattered throughout the Township. The Township also falls into FEMA flood zones, NJDEP's Climate Adjusted Flood Elevation, and the Nature Conservancy's Floodplains layer.

5. **Does the municipality and/or county have the following?**



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☒ Open Space Plan

☒ Open Space Tax

☐ Other

6. Is the municipality a member of Sustainable Jersey?

☒ Yes – certified

☐ No

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?

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

8. Additional comments:



New Jersey
Business
Action Center



H|G|A

Michael Baker
INTERNATIONAL

BURLINGTON COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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Borough of Palmyra Cross-Acceptance Response Template

The Borough of Palmyra recently underwent plan endorsement and was not required to complete Section 1 of the CART. However the County's consultant completed Section 1 based on desktop research. The rest of the survey was completed by the below Borough representative.

Your Name / Title: John Gural, Borough Administrator

Your Email Address: jgural@boroughofpalmyra.com

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 1992
- ☒ Master Plan Reexamination Report(s) 2018
- ☐ Official Map pursuant to N.J.S.A. 55D-32
- ☒ Land use map 2006
- ☒ Zoning Ordinance and other land development standards 2003
- ☐ Zoning map and schedule
- ☐ Redevelopment Plans
- ☐ Approved Housing Element and Fair Share Plans
- ☒ Natural Resource Inventory 1992
- ☐ 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



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Plan, Capital Improvement Plan)

Stormwater Outfalls Map, 9/14/21

Palmyra Stormwater Management Plan, 3/20/06

Stormwater Management Ordinance, 2006

Stormwater Pollution Prevention Plan, 5/1/19

Stormwater Pollution Prevention Ordinances, 2006

2. **Review the ten goals in The Preliminary State Plan (pages 11-13) 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 (pages 71-76) 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.**

The Borough largely agrees with the Statewide Planning Goals, Strategies and Priorities outlined in the Preliminary Draft of the State Development and Redevelopment Plan (SDRP). Replacing aging infrastructure, maintaining work force housing, updating recreational opportunities to reflect new or increasing demands from residents, and the use of redevelopment are all priorities for Palmyra.

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

The Borough of Palmyra will review its current zoning and zoning map to be consistent with the SDRP. It will also continue to utilize redevelopment as a tool to provide new economic opportunities in the downtown business district as well as provide options for it affordable housing obligation.

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.**

The Borough has benefitted from the NJDEP's Brownfields Development Area (BDA) program as well as from the Hazardous Discharge Site Remediation Fund (HDSRF). Palmyra encourages the state to continue and expend these programs to facilitate redevelopment in older PA1 municipalities and also to aid the local redevelopment process, which often includes contaminated properties.



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4. **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.**

The Borough of Palmyra is now fully built-out, with a significant portion of its land area within the 100-year floodplain. Its sewer plant and public works facilities are also within the 100-year floodplain as are the majority those facilities in the other communities within the Rt. 130 Corridor in Burlington County. Resiliency and hazard mitigation programming is therefore critical to the Borough as it seeks ways to protect its residents, their homes, and local infrastructure/facilities from the impact of climate change.

5. **Does the municipality and/or county have the following?**

☐ Open Space Plan

☐ Open Space Tax

☐ Other

6. **Is the municipality a member of Sustainable Jersey?**

☒ Yes

☐ No

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?

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

- Redevelopment
- Improve pedestrian safety along the RiverLine light rail corridor
- Climate resiliency since much of the Borough is within the 100-year floodplain
- Continue to provide grants or other financial assistance for infrastructure and recreation amenities.

8. **Additional comments:**



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Borough of Pemberton Cross-Acceptance Response Template

This was completed on behalf of Pemberton by Burlington County's planning consultant based on publicly available information.

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
- ☐ Redevelopment Plans
- ☐ Approved Housing Element and Fair Share Plans
- ☐ 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)
 - Stormwater Pollution Prevention Plan (SPPP), 6/14/2023
 - Watershed Improvement Plan (WIP)
 - Municipal Stormwater Management Plan, 6/1/2005



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2. **Review the ten goals in The Preliminary State Plan (pages 11-13) 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 (pages 71-76) suit the current and future development of your municipality and/or county?**

The Borough suggested no changes to the State Plan Policy Map.

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. **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.**

According to the State Plan Policy Map's Land Resource Impacts layer, the northeast corner of the Borough contains forest, the northwest corner contains forest and agriculture, and the southeast corner contains wetlands. The Borough falls in FEMA flood zones and the Nature Conservancy's Floodplains layer.

5. **Does the municipality and/or county have the following?**

☐ Open Space Plan

☐ Open Space Tax

☐ Other

6. **Is the municipality a member of Sustainable Jersey?**



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☐ Yes

☒ No

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?

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

8. Additional comments:



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Township of Pemberton Cross-Acceptance Response Template

Your Name / Title: Rosemary Flaherty, Director of Community Development

Your Email Address: cddirector@pemberton-twp.com

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:

- | | |
|--|--------------------------------------|
| <input checked="" type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered | 2014 |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s) | 2014 |
| <input type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32 | |
| <input checked="" type="checkbox"/> Land use map | 2009 |
| <input checked="" type="checkbox"/> Zoning Ordinance and other land development standards | Chapters 190, 159, 156, 171, 110, 98 |
| <input checked="" type="checkbox"/> Zoning map and schedule | 2021 |
| <input checked="" type="checkbox"/> Redevelopment Plans <ul style="list-style-type: none">Town Center 2018 ,BC Minimum Security Corrections/Work Release Center 2018, Rowan College BC 2018, S. Pemberton Redevelopment Area 2021, Landfill Site 2021, Greenberg Farm 2021, Rte. 206 Corridor 2021, Bobolink Scattered Sites 2023, Streets Policy 2016 CR 530/CR 587 Corridor 2022 | |
| <input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans | 2014 |
| <input type="checkbox"/> Natural Resource Inventory | |
| <input checked="" type="checkbox"/> Recreation and Open Space Inventory (ROSI) | 2014 |
| <input type="checkbox"/> Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL) | |



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☒ Resource protection ordinances

- Chapter 190

☒ Farmland Preservation/Agricultural Retention Plan 2007

☒ Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

- Stormwater Management 2022, Stormwater Pollution 2022, Historic 2009, Open Space 2009, UEZ 5-Year 2025, Communication/Facilities 2009, Recreation 2009, Recycling 2009, Farmland Preservation 2009, Complete Streets Policy 2016

2. **Review the ten goals in The Preliminary State Plan (pages 11-13) and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.**

- Economic Development – The Towns redevelopment plans encourage growth.
- Housing – The Towns housing stock consists of detached single-family houses.
- Infrastructure – The Township is limited in extending infrastructure.
- Revitalization/Recentering – The 5-Year UEZ Plan and Redevelopment Plans encourage growth.
- Climate Change – The Township adheres to the Pinelands CMP.
- Natural/Water Resources – The Township has ordinances to protect natural water resources.
- Pollution/Environmental Clean-Up – The Township is free of major pollution, nine-tenths are regulated by the Pinelands Commission.
- Historic/Scenic Resources – The Township is revisiting its ordinance/master plan to improve ways to protect its historic and scenic resources.
- Equity – The Township is taking action to avert future negative impacts on the local communities by changing zoning districts permitted uses.
- Sound/Integrated Planning –The Township continues to work with Pinelands, the Ft. Dix Base and the land use boards

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?**

Pemberton Township finds its planning efforts are consistent with the State Plan. It believes its planning could always be improved. In particular, the Township intends to continue working on eliminating any conflicts between zoning for warehouses and residential communities to achieve State Plan equity goals. Further, the Township will continue to make efforts to improve its outreach and coordination with neighboring municipalities and the County vis-à-vis municipal and regional planning

4. **How well do the designated State Planning Areas (pages 71-76) suit the current and future development of your municipality and/or county?**



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The non-Pineland areas of the Township are currently designated PA4 Rural Planning Area. Economic Development is not encouraged in this area. Farmland Preservation is encouraged. The PA4 designation of the non-Pinelands area suit the future vision of this area.

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.**

Economic Development: The Township is a rural community, most of which is in the NJ Pinelands, the Township has unique economic development challenges. The draft State Plan focuses on older cities and suburban areas, more discussion is needed regarding the economic development needs of rural communities.

Housing: The Township needs assistance in rehabilitating its current housing stock but in areas outside of the PA4 Rural Planning Area. Also, it needs to fulfill the need for housing for young families to infuse new life blood into the community.

Infrastructure: The Township needs to maintain and repair their infrastructure. Several grants /loan funding sources are currently in motion. The draft State Plan should include any discussion about assisting rural communities to address their infrastructure needs.

Revitalization/ Recentering: The ability to strategically extend infrastructure to support existing and expanded centers is important for revitalizing rural centers.

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

Pemberton Township's planning documents are consistent with the current State Plan. Recently, the township has undertaken an update of its master plan. Because it is in the early stages of preparing its master plan update, the Township is unable to answer this questions vis-à-vis the proposed State Plan. Nonetheless, Pemberton Township intends on incorporating smart growth planning principles in its master plan update.

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.**

We were unable to locate information in the State Plan with respect to the various state agencies but Pemberton Township will definitely participate in any collaboration regarding the agencies and the implementation of the State Plan.

4. **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**



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vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.

Approximately nine-tenths of Pemberton Township is located in the New Jersey Pineland Commission's jurisdiction – these areas of the Township are strictly controlled to protect the environment. The areas outside the Pineland Commission's jurisdiction are subject to the Township's land development and zoning ordinances that protect the environment

5. Does the municipality and/or county have the following?

☒ Open Space Plan

☐ Open Space Tax

☐ Other

6. Is the municipality a member of Sustainable Jersey?

☒ Yes - registered

☐ No

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?

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

- Work directly with the SADC to review our existing farmland and encourage more Farmland Preservation in the PA4 Rural Planning Area.
- Revise current ordinances to assist our farms with sustainability through agriculture tourism.
- Implement a farm market program in the PA4 Rural Planning Area.
- Review current and projected development previously approved and its impact on the existing residential community. Create ways to minimize the current and future traffic impact by reconfiguring the circulation plan during the master plan re-examination.
- To encourage farmland in the mater plan re-examination and prioritize farmland through zoning regulations to protect agriculture uses.

8. Additional comments:



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Riverside Township Cross-Acceptance Response Template

Riverside Township recently underwent plan endorsement and was not required to complete Section 1 of the CART. However the County's consultant completed Section 1 based on desktop research.

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 7/16/2013
- ☒ Master Plan Reexamination Report(s) 2/24/2025
- ☐ Official Map pursuant to N.J.S.A. 55D-32
- ☐ Land use map
- ☐ Zoning Ordinance and other land development standards
- ☒ Zoning map and schedule 4/20/1999
- ☒ Redevelopment Plans 2022
- ☐ Approved Housing Element and Fair Share Plans
- ☐ 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)
 - Land Development Ordinance: July 2016

2. Review the ten goals in The Preliminary State Plan (pages 11-13) and indicate the degree to which



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municipal and county plans have incorporated key concepts and policy objectives.

Riverside Township aligns itself with some goals of the State Plan, particularly historic and scenic resources and sound and integrated planning. The Township strives to promote and improve quality of life through enhancing a sense of community and preserving the integrity of our small-town identity and heritage. Future progress will rely upon a balance of preservation and revitalization as residents, businesses, and organizations make Riverside their home.

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 (pages 71-76) suit the current and future development of your municipality and/or county?**

The Township suggested no changes to the State Plan Policy Map.

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. **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.**

According to the State Plan Policy Map's Land Resource Impacts layer, there are areas of wetlands and forest on North Pavilion Avenue, Zurbrugg Way, and Harrison Street. There is also forest around Cleveland Avenue and Henry Street. The Township falls in FEMA flood zones, NJDEP's Climate Adjusted Flood Elevation and Sea Level Rise layers, and the Nature Conservancy's Floodplains layer.

5. **Does the municipality and/or county have the following?**

☐ Open Space Plan



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☐ Open Space Tax

☐ Other

6. **Is the municipality a member of Sustainable Jersey?**

☒ Yes - registered

☐ No

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?

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

- The Township of Riverside strives to promote and improve quality of life through enhancing a sense of community and preserving the integrity of our small-town identity and heritage. Future progress will rely upon a balance of preservation and revitalization as residents, businesses, and organizations make Riverside their home.

8. **Additional comments:**



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Borough of Riverton Cross-Acceptance Response Template

The Borough of Riverton recently underwent plan endorsement and was not required to complete Section 1 of the CART. However the Borough completed it nonetheless.

Your Name / Title: James Quinn, Mayor

Your Email Address: jquinn@riverton-nj.com

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 1998
- ☒ Master Plan Reexamination Report(s) 2018
- ☒ Official Map pursuant to N.J.S.A. 55D-32
- ☒ Land use map
- ☒ Zoning Ordinance and other land development standards
- ☒ Zoning map and schedule 2007
- ☒ Redevelopment Plans 2006
 - 2006 Redevelopment Plan for Nuway and Sitzler tracts
 - 2006 Riverton Stormwater Management Plan
- ☒ Approved Housing Element and Fair Share Plans 2008
- ☐ 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



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☒ Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

- 1983 Master Plan Maps
- 2005 BOE Long Range Facilities Plan
- 2007 Riverton Bicycle and Pedestrian Plan
- 2008 Guidelines to preserve waterfront
- 2008 Open Space and Recreation Element
- 2008 Open space and recreation plan
- 2009 Downtown Revitalization Study Report
- 2009 Stormwater Pollution Prevention Plan Revised
- 2010 Housing Element and Fair Share Plan
- 2019 Order-for-Fairness-Hearing

2. **Review the ten goals in The Preliminary State Plan (pages 11-13) and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.**

Riverton has initiatives that align well with the preliminary state plan. We have an active Economic Improvement Committee focused on developing programs and events that draw attention to our business district. We remain focused on our planning efforts with regard to housing opportunities and infrastructure. We remain engaged in planning for underutilized developed areas and, as a river town, we are active and aware of climate impacts. Our Environmental Commission and Green Team members actively provide education and guidance to protect and enhance our natural water sources and ecosystems, including regular volunteer river and creek clean-ups. Our Historical Society and Historic Preservation Committee champion and protect our unique and valued and culturally significant homes, places of worship, and structures. Our master plan coupled with our forestry management plans provide guidance and direction for our stewardship for our borough's many valuable resources.

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?**

We remain confident that our goals align well with the state's vision.

4. **How well do the designated State Planning Areas (pages 71-76) suit the current and future development of your municipality and/or county?**

While the Borough of Riverton is, by land area, a relatively small community, it remains focused on the balance between urbanization and natural systems. Our town promotes walkability and multi-modal transportation. Our borough is most closely suited as a PA2 designated with most of the guiding criteria within our planning efforts.

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.**



BURLINGTON COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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Riverton does not currently have any issues nor recommendations for the Preliminary State Plan.

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

Our current general and specific plans are fairly consistent with the Preliminary State Plan.

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.**

No comments nor recommendations at this time.

4. **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.**

Riverton currently has no areas of concern relative to sprawl. As Riverton is bordered by the Delaware River, the riverfront area and homes are vulnerable to flooding along Bank Avenue. Harrison Street at Lippincott Avenue have flooding concerns during particularly heavy and persistent rain events.

5. **Does the municipality and/or county have the following?**

☒ Open Space Plan

☒ Open Space Tax

☐ Other

6. **Is the municipality a member of Sustainable Jersey?**

☒ Yes

☐ No

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?

Riverton has both an active Environmental Commission and an active Green Team.

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

- 1) Create an HPC to regulate our Historic homes and structures.
- 2) Complete our current round of Fair Share Housing implementations.
- 3) Focus on aging infrastructure including our sewer pipe infrastructure along with erosion mitigation along the riverbank.

8. **Additional comments:**



BURLINGTON COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

Township of Shamong Cross-Acceptance Response Template

The Township of Shamong is located mostly within areas regulated by the New Jersey Pinelands Commission and therefore did not submit a CART. However the County's consultant completed this CART based on desktop research.

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 2013
- ☒ Master Plan Reexamination Report(s) 2023
- ☒ Official Map pursuant to N.J.S.A. 55D-32 2013
- ☐ Land use map
- ☒ Zoning Ordinance and other land development standards 2023
- ☒ Zoning map and schedule 2013
- ☒ Redevelopment Plans 2015
- ☒ Approved Housing Element and Fair Share Plans 2013
- ☐ Natural Resource Inventory
- ☒ Recreation and Open Space Inventory (ROSI) 11/17/2009
- ☐ Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL)
- ☐ Resource protection ordinances
- ☒ Farmland Preservation/Agricultural Retention Plan 2013
- ☒ Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

Shamong Stormwater Pollution Prevention Plan 4-17-2024



BURLINGTON COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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2. **Review the ten goals in The Preliminary State Plan (pages 11-13) and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.**

Shamong Township aligns itself with several goals of the State Plan, particularly economic development, infrastructure, revitalization and recentering, natural and water resources, pollution and environmental clean-up, historic and scenic resources, and sound and integrated planning. Township objectives include to encourage the retention of farmlands, retain wooded areas, retain open space, preserve historic sites, limit intense development, maintain architectural standards, promote the preservation of wetlands, water-bodies, floodplains and stream corridors to improve water quality, protect native threatened and endangered species from the impacts of development, preserve the natural environment within the municipality, protect agricultural lands and uses, promote Commercial uses along the Route 206 corridor, maintain adequate facilities and services to meet the needs of township residents and businesses, and plan for future streets, parks, fire protection, recreational programs and other services to meet the needs of residents and businesses.

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 (pages 71-76) suit the current and future development of your municipality and/or county?**

The Township suggested no changes to the State Plan Policy Map.

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. **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.**

According to the State Plan Policy Map's Land Resource Impacts layer, there are areas of agriculture around Stokes Road and Oakshade Road. There are also significant areas of forest off of Tuckerton Road and Atsion Road in the north of the Township. There are other, smaller areas of agriculture, forest, and wetlands scattered throughout the Township.



BURLINGTON COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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5. **Does the municipality and/or county have the following?**

☐ Open Space Plan

☒ Open Space Tax

☐ Other

6. **Is the municipality a member of Sustainable Jersey?**

☐ Yes

☒ No

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?

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

- Preserve existing rural character and heritage of the Township.
- Protect natural resources.
- Economic development.
- Improve municipal services.
- Encourage the development of a cemetery.
- Managing growth.
- To protect Shamong Township's agricultural lands from decimation by Major Solar and Wind Electric Power Generating Facilities.

8. **Additional comments:**



BURLINGTON COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

Southampton Township Cross-Acceptance Response Template

Your Name / Title: ERI (Patrick VanBernum, AICP) - Board Planner

Your Email Address: pvanbernum@erinj.com

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 1996
- ☒ Master Plan Reexamination Report(s) 7/9/2019
- ☒ Official Map pursuant to N.J.S.A. 55D-32
- ☒ Land use map
- ☒ Zoning Ordinance and other land development standards
- ☒ Zoning map and schedule 4/2/2022
- ☐ Redevelopment Plans
- ☐ Approved Housing Element and Fair Share Plans
- ☐ 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) 5/6/2024
- ☒ Resource protection ordinances 2/20/2024
- ☒ Farmland Preservation/Agricultural Retention Plan 11/19/2010
- ☒ Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)
 - Land Use Plan - 2018



BURLINGTON COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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- Open Space & Recreation Plan - 3.18.2020

2. **Review the ten goals in The Preliminary State Plan (pages 11-13) and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.**

The Township's goals closely align with the State Plan by balancing growth, preservation, and community needs. Efforts to maintain Vincentown's historic character support the State's focus on cultural preservation and place-based tourism. Agricultural and environmental protections reflect the broader goal of sustainable land use, ensuring that growth doesn't come at the expense of natural resources. Infrastructure planning, including a strategic approach to sewer expansion, promotes responsible development while maintaining service efficiency. Design standards for commercial areas enhance economic vitality and aesthetic quality, while open space and recreation planning reinforce environmental health and community well-being.

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?**

Southampton's Goals and the State Plan's Goals are not inconsistent, and the Township has no objection to the newly-incorporated goals relating to Climate Change and Equity as included in the Draft State Plan. Southampton will be adopting a Housing Element this year as part of the Township's Affordable Housing Obligation, and at the time of the next Master Plan Update the Township will include a Climate Change Hazard Vulnerability Assessment.

4. **How well do the designated State Planning Areas (pages 71-76) suit the current and future development of your municipality and/or county?**

Southampton has no objection to the current State Planning Area boundaries.

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.**

The recommendations of the State Plan do not conflict with the local needs of Southampton. As a rural community with most of the land area in the Pinelands, the limited land outside of Pinelands jurisdiction is widely rural. The Vincentown Designated Center may benefit from exploring sewer connectivity as a means to aid the Township in satisfying its affordable housing fourth round obligation.

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

At the time of the next Master Plan Update or Land Use Element Update, the Township will include goals and objectives relating to Climate Change. While flooding and sea level rise may not have significant impact as Southampton is landlocked, other factors such as drought and wildfires may. These will be analyzed at the time of the next Update.

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.**



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Southampton has no comment on the implementation of the State Plan as no changes are proposed at this time.

4. **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.**

As the majority of the Township is within the Pinelands area, these areas will continually be monitored for environmental sensitivity.

5. **Does the municipality and/or county have the following?**

☐ Open Space Plan

☒ Open Space Tax

☐ Other

6. **Is the municipality a member of Sustainable Jersey?**

☐ Yes

☒ No

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, an Environmental Commission.

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

Preserve farmland and woodland areas, wetland and stream corridors, and open spaces; develop additional recreational areas.

Encourage balanced residential development throughout the Township while discouraging suburban sprawl and low-density development.

Promote and support commercial development along the established commercial and transportation nodes of U.S. Route 206 as it intersects (a) New Jersey Route 38 and County Road 530 and (b) New Jersey Route 70. Retain existing non-residential uses compatible with Township's rural character. Evaluate need for development of new non-residential uses, and to the extent new uses are deemed necessary, site such uses near significant transportation routes and nodes.

8. **Additional comments:**



BURLINGTON COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

Springfield Township Cross-Acceptance Response Template

This was completed on behalf of Springfield by Burlington County's planning consultant based on publicly available information.

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:

- | | |
|--|------|
| <input checked="" type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered | 1996 |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s) | 2021 |
| <input checked="" type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32 | 1996 |
| <input checked="" type="checkbox"/> Land use map | 1996 |
| <input checked="" type="checkbox"/> Zoning Ordinance and other land development standards | |
| <input checked="" type="checkbox"/> Zoning map and schedule | 1996 |
| <input type="checkbox"/> Redevelopment Plans | |
| <input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans | 2022 |
| <input type="checkbox"/> Natural Resource Inventory | |
| <input type="checkbox"/> Recreation and Open Space Inventory (ROSI) | |
| <input type="checkbox"/> Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL) | |
| <input type="checkbox"/> Resource protection ordinances | |
| <input checked="" type="checkbox"/> Farmland Preservation/Agricultural Retention Plan | 2021 |
| <input checked="" type="checkbox"/> Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan) | |
| <ul style="list-style-type: none">• Municipal Stormwater Management Plan: 2005• Stormwater Pollution Prevention Plan: 2024 | |



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2. **Review the ten goals in The Preliminary State Plan (pages 11-13) and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.**

Springfield Township aligns itself with several goals of the State Plan, including economic development, housing, natural and water resources, pollution and environmental clean-up, and historic and scenic resources. The Township's goals include to protect the future viability of agriculture as an industry, preserve its prime soils and productive farmland, protect equity for landowners, protect the substantial public investment made in preserved farms, protect hydric soils and both groundwater and surface water quality and supply, provide suitable areas for new housing construction, and protect the community's character as an attractive, historic and rural environment.

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 (pages 71-76) suit the current and future development of your municipality and/or county?**

The Township suggested no changes to the State Plan Policy Map.

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. **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.**

The Township has significant areas of agriculture around US-206, Columbus Jobstown Road, and Jacksonville Jobstown Road. It also has smaller areas of agriculture, wetlands, and forest scattered throughout the Township. Portions of the Township fall in the FEMA flood zones and the Nature Conservancy's Floodplains layer.

5. **Does the municipality and/or county have the following?**



BURLINGTON COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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☐ Open Space Plan

☒ Open Space Tax

☐ Other

6. Is the municipality a member of Sustainable Jersey?

☐ Yes

☒ No

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?

The Township is part of the Pinelands Commission.

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

- Protect the future viability of agriculture as an industry. Preserve the Township's prime soils and productive farmland.
- Protect equity for landowners.
- Protect the substantial public investment made in preserved farms.
- Protect hydric soils and both groundwater and surface water quality and supply.
- Provide suitable areas for new housing construction.
- Protect the community's character as an attractive, historic and rural environment.

8. Additional comments:



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Tabernacle Township Cross-Acceptance Response Template

Tabernacle Township is located mostly within areas regulated by the New Jersey Pinelands Commission and therefore did not submit a CART. However the County's consultant completed this CART based on desktop research.

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 2012
- ☒ Master Plan Reexamination Report(s) 02/27/2023
- ☐ Official Map pursuant to N.J.S.A. 55D-32
- ☒ Land use map 2023
- ☒ Zoning Ordinance and other land development standards Annually
- ☒ Zoning map and schedule
- ☐ Redevelopment Plans
- ☐ Approved Housing Element and Fair Share Plans
- ☐ 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 2023
- ☒ Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

Stormwater Management Plan: 2017



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2. **Review the ten goals in The Preliminary State Plan (pages 11-13) and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.**

Tabernacle Township aligns itself with all goals of the State Plan: economic development, housing, infrastructure, revitalization and recentering, climate change, natural and water resources, pollution and environmental clean-up, historic and scenic resources, equity, sound and integrated planning. The Township's goals include to re-establish Tabernacle village as the Township's mixed-use community center and revitalize the Township's US Route 206 economic corridor; support Tabernacle's rural, agricultural, and outdoor recreation resources, lifestyles, and businesses; protect the natural environment for future generations; provide satisfactory public services and facilities at a reasonable cost; provide reasonable opportunities for decent affordable housing; preserve and enhance areas with historic/cultural, scenic, and recreational value; ensure implementation of sound, sustainable planning policies and projects; comply with fair share obligations for affordable housing; encourage and regulate commercial development along Route 206 to be suitably scaled and otherwise consistent with Tabernacle's rural character; encourage and regulate development of the Pinelands Village Zone to be consistent with the style and scale of an historic town; continue to encourage and protect agriculture in Agricultural Production and Special Agricultural Zones; protect residential areas within a zone from intense non-residential uses in that zone; promote renewable energy production as appropriate for each zone; protect water resources, including streams, groundwater, and wetlands; preserve open space; protect existing wildlife habitats; and make more efficient use of municipal properties.

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 (pages 71-76) suit the current and future development of your municipality and/or county?**

The Township suggested no changes to the State Plan Policy Map

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. **Identify areas to be protected and areas where sprawl (low density auto -dependent**



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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.

According to the State Plan Policy Map's Land Resource Impacts layer, there are significant areas of forest and some of wetlands and agriculture in the northwest corner of the Township. There is also such concentration in a smaller portion of the northeast corner. There are small portions of forest and agriculture in central Tabernacle and small patches of forest in the southeast corner. The Township falls in FEMA flood zones, NJDEP's Climate Adjusted Flood Elevation and Sea Level Rise layers, and the Nature Conservancy's Floodplains layer.

5. **Does the municipality and/or county have the following?**

☒ Open Space Plan

☒ Open Space Tax

☐ Other

6. **Is the municipality a member of Sustainable Jersey?**

☐ Yes

☒ No

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?

Establishment of an environmental commission was not completed as of February 2023, although many of the traditional functions of a municipal environmental commission have been superseded by the Comprehensive Management Plan (CMP).

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

- Re-establish Tabernacle village as the Township's mixed-use community center and revitalize the Township's US Route 206 economic corridor;
- Support Tabernacle's rural, agricultural, and outdoor recreation resources, lifestyles, and businesses;
- Protect the natural environment for future generations;
- Provide satisfactory public services and facilities at a reasonable cost;
- Provide reasonable opportunities for decent affordable housing;
- Preserve and enhance areas with historic/cultural, scenic, and recreational value; and
- Ensure implementation of sound, sustainable planning policies and projects.

8. **Additional comments:**



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Washington Township Cross-Acceptance Response Template

Washington Township is located mostly within areas regulated by the New Jersey Pinelands Commission and therefore did not submit a CART. However the County's consultant completed this CART based on desktop research.

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 January 2007
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
- ☐ Redevelopment Plans
- ☐ Approved Housing Element and Fair Share Plans
- ☐ 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 (pages 11-13) and indicate the degree to which



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municipal and county plans have incorporated key concepts and policy objectives.

Washington Township aligns itself with several goals of the State Plan, namely housing, infrastructure, natural and water resources, pollution and environmental clean-up, and sound and integrated planning. The Township has objectives to participate in regional approaches and programs to solve common problems faced by most neighboring municipalities; maintain the rural, agrarian environment of the Township; discourage housing in flood plains or in environmentally sensitive areas; adopt and implement applicable standards of the Comprehensive Management Plan regarding natural resources found to be critical to the local environment such as water supply, wastewater disposal, stormwater management and vegetation; work with the natural environment as much as possible when attempting to solve problems related to development; preserve and encourage the Township's agricultural base; preserve and promote a low density, rural oriented quality of life for Township residents; consider the environmental, cultural and economic impacts of all land development policies and standards; and encourage the development of Pinelands villages and discourage a pattern of scattered land development.

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 (pages 71-76) suit the current and future development of your municipality and/or county?**

The Township suggested no changes to the State Plan Policy Map.

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. **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.**

According to the State Plan Policy Map's Land Resource Impacts layer, there are areas of agriculture, forest, and wetlands in the southern portion of the Township. There are areas of forest and wetlands near where Green Bank Chatsworth Road and Chatsworth Road meet. There is agriculture and forest off of Lake Oswego Road as



BURLINGTON COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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well as Green Bank Chatsworth Road near its intersection with Pine Street. Other small areas of agriculture, forest, and wetlands can be found throughout the Township. The Township falls in FEMA flood zones, NJDEP's Climate Adjusted Flood Elevation and Sea Level Rise layers, and the Nature Conservancy's Floodplains layer.

5. **Does the municipality and/or county have the following?**

☐ Open Space Plan

☐ Open Space Tax

☐ Other

6. **Is the municipality a member of Sustainable Jersey?**

☒ Yes - registered

☐ No

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?

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

- Assure compliance with the Pinelands Commission's Comprehensive Management Plan.
- Preserve and promote a low density, rural oriented quality of life for Township residents.
- Consider the environmental, cultural and economic impacts of all land development policies and standards.
- Encourage the development of Pinelands villages and discourage a pattern of scattered land development.
- Protect and encourage development of the Township's agricultural base.

8. **Additional comments:**



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Township of Westampton Cross-Acceptance Response Template

Your Name / Title: James Brady, Township Administrator

Your Email Address: jbrady@westampton.com

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:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered | 7/24/2020 |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s) | 7/24/2020
Anticipated Full Reexamination Report: 2025 |
| <input checked="" type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32 | 4/1/2023 |
| <input type="checkbox"/> Land use map | |
| <input checked="" type="checkbox"/> Zoning Ordinance and other land development standards | 2021 |
| <input checked="" type="checkbox"/> Zoning map and schedule | 2023 |
| <input type="checkbox"/> Redevelopment Plans | |
| <input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans | 4/1/2023 |
| <input type="checkbox"/> Natural Resource Inventory | |
| <input checked="" type="checkbox"/> Recreation and Open Space Inventory (ROSI) | 5/6/2015 |
| <input type="checkbox"/> Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL) | |
| <input checked="" type="checkbox"/> Resource protection ordinances | 1/1/1999 |
| • Ordinance 140-3 Historic Preservation Ordinance | |
| <input checked="" type="checkbox"/> Farmland Preservation/Agricultural Retention Plan | 4/20/2021 |
| • Ordinance 250-21.2 AMU-Agrihood Mixed Use Zone | |



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☒ Any other adopted planning documents (e.g. 1/1/2010
Stormwater Management Plan, Wastewater Management
Plan, Capital Improvement Plan)

Stormwater Management Code Chapter 209

2. Review the ten goals in The Preliminary State Plan (pages 11-13) and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.

Economic Development: Westampton's master plan, zoning ordinance and redevelopment plans promote smart growth by concentrating future growth into the Township's planned town center and discouraging growth in rural and environmentally sensitive areas of the municipality.

Housing: Westampton's planning and zoning documents encourage and permit a variety of housing types: detached single-family; townhouses; and multifamily. Currently, they provide for 100% affordable housing and inclusionary housing. And they provide for multigenerational housing within several detached single-family zoning districts.

Natural and Water Resources: Westampton's planning and zoning documents establish requirements for preserving and protecting natural and water resources within the municipality.

Equity: The Township's current Housing Plan Element and Fair Share Plan and zoning ordinance provide zoning for inclusionary development. Its zoning ordinance sets forth a redevelopment plan that provides for affordable housing, which is included in the Township's draft Fourth Round Housing Plan Element and Fair Share Plan. Westampton currently has a rehabilitation program for substandard housing stock, and it will continue this program under its fourth-round affordable housing obligation.

Sound and Integrated Planning: Westampton's planning documents and zoning ordinance that implements those documents are based on smart growth principles. The Township continues to endorse working with neighboring communities and Burlington County to achieve smart growth.

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 (pages 71-76) suit the current and future development of your municipality and/or county?

The Township suggested no changes to the State Plan Policy Map.

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.

N/A

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



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N/A

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.**

N/A

4. **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.**

N/A

5. **Does the municipality and/or county have the following?**

☒ Open Space Plan

☒ Open Space Tax

☐ Other

6. **Is the municipality a member of Sustainable Jersey?**

☒ Yes - certified

☐ No

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?

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

1. Continued efforts to control warehouse construction and related truck traffic
2. Continued efforts to grow its non-residential ratable base
3. Continued efforts to protect and improve its open space and recreational facilities for the benefit of the community

8. **Additional comments:**



New Jersey
Business
Action Center



BURLINGTON COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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Willingboro Township Cross-Acceptance Response Template

Willingboro Township recently underwent plan endorsement and was not required to complete Section 1 of the CART. However the Township completed it nonetheless.

Your Name / Title: Gary Lawery - Deputy Township Manager

Your Email Address: glawery@willingboronj.gov

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:

- | | |
|--|------------|
| <input type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered | |
| <input type="checkbox"/> Master Plan Reexamination Report(s) | |
| <input checked="" type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32 | 2016 |
| <input checked="" type="checkbox"/> Land use map | 7/13/2009 |
| <input checked="" type="checkbox"/> Zoning Ordinance and other land development standards | 12/17/2024 |
| <input checked="" type="checkbox"/> Zoning map and schedule | 1/1/2013 |
| <input checked="" type="checkbox"/> Redevelopment Plans | 3/192008 |
| <input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans | 12/31/2022 |
| <input checked="" type="checkbox"/> Natural Resource Inventory | 2/4/1992 |
| <input checked="" type="checkbox"/> Recreation and Open Space Inventory (ROSI) | 12/17/2024 |
| <input checked="" type="checkbox"/> Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL) | 12/17/2024 |
| <input checked="" type="checkbox"/> Resource protection ordinances | 12/17/2024 |
| <input checked="" type="checkbox"/> Farmland Preservation/Agricultural Retention Plan | 9/3/2024 |
| <input checked="" type="checkbox"/> Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management | 9/3/2024 |



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Plan, Capital Improvement Plan)

2. **Review the ten goals in The Preliminary State Plan (pages 11-13) and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.**

The township is currently finalizing the draft for the updated Master Plan and its key goals and objectives align with the preliminary state plan. The key goals and objectives in the Townships plan are as follows:

- Economic Development
- Housing and Neighborhoods
- Transportation and Connectivity
- Parks, Recreation, and Open Space
- Community Engagement and Public Services

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 (pages 71-76) suit the current and future development of your municipality and/or county?**

All of Willingboro falls within the PA1 Metropolitan Planning Area. Based on the intent of the PA1, the area aligns with the Township's goal of promoting economic growth and revitalization. Additionally, the goal is to create a safe, efficient, and accessible transportation network for all users, specifically expanding pedestrian and bike-friendly pathways to promote non-motorized transportation.

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. **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.**



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5. **Does the municipality and/or county have the following?**

☐ Open Space Plan

☐ Open Space Tax

☐ Other

6. **Is the municipality a member of Sustainable Jersey?**

☒ Yes

☐ No

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?

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

The Open Space and Recreation (OSR) District is established to preserve natural areas, parks, and open spaces for public enjoyment and environmental sustainability. It aims to protect floodplains, wetlands, and environmentally sensitive areas from overdevelopment while promoting active and passive recreation to enhance quality of life. The B-2 Planned Neighborhood Business District will be renamed the B-1 Community Business District to better reflect its purpose of supporting small-scale commercial services that meet residents' daily needs. It encourages local entrepreneurship, small businesses, and pedestrian-friendly design to maintain neighborhood character and improve walkability. Accessory Dwelling Units (ADUs) will be allowed as a conditional use to promote housing diversity and affordability, support multigenerational families, caregivers, and renters, and allow efficient use of residential lots while preserving the look and feel of existing neighborhoods.

8. **Additional comments:**



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Township of Woodland Cross-Acceptance Response Template

The Township of Woodland is located mostly within areas regulated by the New Jersey Pinelands Commission and therefore did not submit a CART. However the County's consultant completed this CART based on desktop research.

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 12/20/2011
- ☒ Master Plan Reexamination Report(s) 2011
- ☐ Official Map pursuant to N.J.S.A. 55D-32
- ☐ Land use map
- ☒ Zoning Ordinance and other land development standards 1997
- ☒ Zoning map and schedule 2011
- ☐ Redevelopment Plans
- ☒ Approved Housing Element and Fair Share Plans 2011
- ☒ Natural Resource Inventory 2011
- ☒ Recreation and Open Space Inventory (ROSI) 2011
- ☐ 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)
 - Land Development Review Ordinance
 - Regulating Building Height, Sizes of Yard, Percentage of Lot to be Occupied



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- Regulating Tree Cutting
- Regulating Soil Removal
- Establishing Procedures for Vacating a Public Street
- Alternate Design Pilot Program Treatment System
- Stormwater Management

2. **Review the ten goals in The Preliminary State Plan (pages 11-13) and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.**

The Township of Woodland has incorporated all ten goals of the Preliminary State Plan in its 2011 Master Plan. Its objectives, which may be found on pages 10-11 of this Master Plan hit each of the State's goals.

The State goal of Economic Development is supported by, at minimum, Township objectives 7, 11, and 18. The State goal of Housing is supported by, at minimum, Township objectives 5 and 7. The State goal of Infrastructure is supported by, at minimum, Township objectives 7 and 8. The State goal of Revitalization and Recentering is supported by, at minimum, Township objective 18. The State goal regarding Climate Change is supported by, at minimum Township objective 2. The State goal on Natural and Water Resources is supported by, at minimum, Township objectives 2, 3, 6, 7, and 9. The State goal of Pollution and Environmental Clean-Up is supported by, at minimum, Township objectives 12, 13, and 20. The State goal regarding Historic and Scenic Resources is supported by, at minimum, Township objectives 6, 7, 8, 9, and 14. The State goal on Equity is supported by, at minimum, Township objective 15. The State goal of Sound and Integrated Planning is supported by, at minimum, Township objectives 5, 6, and 7.

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 (pages 71-76) suit the current and future development of your municipality and/or county?**

The Township suggested no changes to the State Plan Policy Map.

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.**



BURLINGTON COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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4. **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.**

According to the State Plan Policy Map's Land Resource Impacts layer, there are areas of agriculture, forest, and wetlands around Sooy Place Road, in the northeast corner of the Township, all along Main Street. There is forest north of Burrs Mill Brook, near the north end of Mile Road, near the intersection of NJ-70 and NJ-72, and near Coyle Field Airport. There are areas of agriculture and forest near the northeast end of Savoy Boulevard, and around the intersection of NJ-72 and Employee Drive.

5. **Does the municipality and/or county have the following?**

☒ Open Space Plan

☐ Open Space Tax

☐ Other

6. **Is the municipality a member of Sustainable Jersey?**

☐ Yes

☒ No

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?

The Township of Woodland is a member of the Pinelands Commission.

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

- That provisions be made for a variety of residential and non-residential uses which will encourage a balance between realistic and reasonable rural development, agricultural uses, development and utilization of natural resources including sand and gravel, and overall preservation and/or protection of environmentally sensitive areas within the Township.
- To protect and enhance the rural quality of life and the living environment of Woodland Township which has historically been one of the Township's major community assets.
- To consider and evaluate innovative development proposals which would enhance and protect environmental features, minimize energy usage and encourage low density development consistent with Township, County, regional, Pinelands Commission and State policies pertaining to lands within the Township.
- To encourage a variety of housing consistent with historical development patterns and present health and environmental requirements pertaining to on-site septic disposal and other environmental constraints.
- To discourage development or destruction of floodplains and wetland areas including marshes, bogs, sponges and natural drainageways within the Township, particularly with respect to upland tributaries which provide required water supplies for cranberry and other agricultural uses in Woodland Township and in adjacent municipalities.



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Borough of Wrightstown Cross-Acceptance Response Template

The Borough of Wrightstown is located mostly within areas regulated by the New Jersey Pinelands Commission and therefore did not submit a CART. However the County's consultant completed this CART based on desktop research.

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:

- | | |
|--|----------------------------------|
| <input checked="" type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered | 12/13/11 |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s) | 2007 |
| <input type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32 | |
| <input checked="" type="checkbox"/> Land use map | 12/13/2011 |
| <input checked="" type="checkbox"/> Zoning Ordinance and other land development standards | 1998 – later date overlay, etc.) |
| <input checked="" type="checkbox"/> Zoning map and schedule | 12/13/11 |
| <input checked="" type="checkbox"/> Redevelopment Plans | June 2009 |
| <input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans | June 2009 |
| <input type="checkbox"/> Natural Resource Inventory | |
| <input type="checkbox"/> Recreation and Open Space Inventory (ROSI) | |
| <input type="checkbox"/> Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL) | |
| <input checked="" type="checkbox"/> Resource protection ordinances | 12/13/11 |
| <input type="checkbox"/> Farmland Preservation/Agricultural Retention Plan | |
| <input checked="" type="checkbox"/> Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan) | |
| • Stormwater Management Plan | |
| • Economic Development Plan (6/1/99) | |
| • Inventory of Pending and/or Approved Major | |



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Subdivisions and Site Plan Applications

- Board of Adjustment Reports
- Patriot's Walk Phase One Concept Renderings
- Saylors Pond / Fort Dix Mixed Use Redevelopment Project Economic Development Strategy: Market Study
- Downtown Marketing and Façade Improvement Plan

2. **Review the ten goals in The Preliminary State Plan (pages 11-13) 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 (pages 71-76) suit the current and future development of your municipality and/or county?**

The Borough suggested no changes to the State Plan Policy Map.

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. **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.**

According to the State Plan Policy Map's Land Resource Impacts layer, there are areas of agriculture, forest, and wetlands along Lewistown Road where it becomes Juliustown Browns Mill Road and vice versa. This is true as one follows the municipal boundary north from Lewistown Road ending around the east end of Main Street. It is also the case around Meetinghouse Road and around Platt Avenue. There are areas of forest at the



BURLINGTON COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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southwest end of Juliustown Road, along NJ-68, off of Gettysburg Avenue between Wac and Remount Roads, near the intersection of Argonne Road and Lexington Avenue, and south of East Main Street where McGuire and Broidy Roads intersect. There is an area of forest and wetlands around Farago Boulevard.

5. **Does the municipality and/or county have the following?**

☒ Open Space Plan

☐ Open Space Tax

☐ Other

6. **Is the municipality a member of Sustainable Jersey?**

☐ Yes

☒ No

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?

As of 2013, Wrightstown has been acutely aware of its use of water. Its allocation as of 2013 was enough for existing users and for Phase I of its proposed redevelopment. Any additional demand will require additional allocations by the Department of Environmental Protection. Given Wrightstown's status as the highest cost water in the county, there was a natural market-based cap on usage demands. Wrightstown has been intending to join Sustainable Jersey in order to identify and implement water reduction techniques for citizens, government, agriculture, and industry throughout the borough.

Wrightstown is part of the Pinelands Committee (environmental commission).

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

8. **Additional comments:**



BURLINGTON COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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Appendix A. Municipal Planning Documentation Matrix

Municipality	Master Plan and 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	Redevelopment Plan(s)	Approved Housing Element and Fair Share Plans	Natural Resource Inventory or Recreation and Open Space Inventory	Redevelopment / Rehabilitation Plan(s) Adopted Pursuant to Local Redevelopment and Housing Law	Resource Protection Ordinance(s) or Farmland Preservation / Agricultural Retention Plan	Open Space Plan and Open Space Tax	Member of Sustainable Jersey	Other Adopted Planning Documents
Bass River Township	X	X		X	X			X		X			X
Beverly City	X			X	X	X	X			X		X	X
Bordentown City	X		X	X	X			X			X	X	X
Bordentown Township	X	X	X	X	X		X	X	X	X	X		X
Burlington City	X		X	X	X	X	X	X		X			X
Burlington Township	X	X	X	X	X	X	X	X	X		X	X	X
Chesterfield Township	X		X	X	X	X	X	X	X	X		X	X
Cinnaminson Township	X	X	X	X	X	X	X	X	X		X		X
Delanco Township	X	X	X	X	X	X	X	X	X	X	X	X	X
Delran Township	X			X	X		X			X	X	X	X
Eastampton Township	X		X	X	X	X	X	X	X	X	X		X
Edgewater Park Township	X		X	X	X	X	X		X	X	X	X	X
Evesham Township	X		X	X	X		X	X	X	X	X	X	X
Fieldsboro Borough	X			X	X					X			X
Florence Township	X	X		X	X	X	X		X	X		X	X
Hainesport Township	X	X	X	X	X	X	X	X	X	X	X	X	X
Lumberton Township	X		X	X	X	X	X	X	X	X	X	X	X
Mansfield Township	X	X	X	X	X	X	X	X	X	X			X
Maple Shade Township	X		X	X	X	X		X	X	X		X	X
Medford Township	X		X	X	X		X	X	X	X	X	X	X






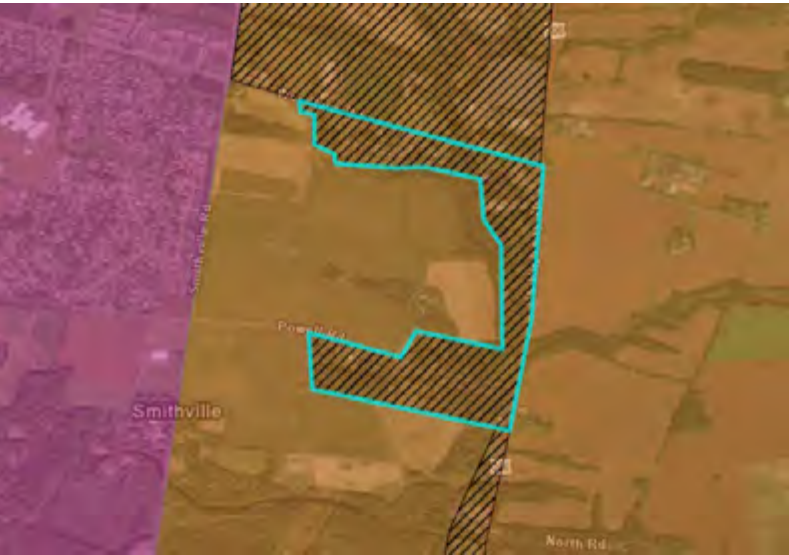

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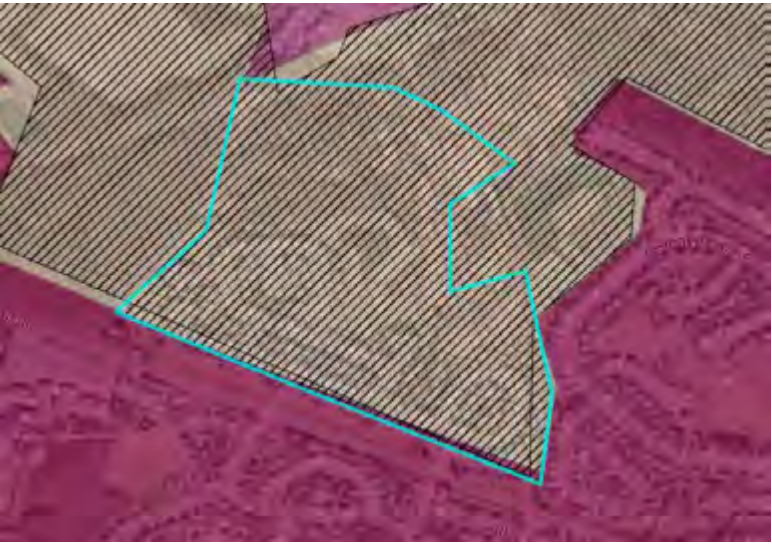







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Municipality	Master Plan and Reexamination Report(s)	Official Map Pursuant to N.J.S.A. 55D-32	Land Use Map	Zoning Ordinance and Other Land Development Standards	Zoning Map and Schedule	Redevelopment Plan(s)	Approved Housing Element and Fair Share Plans	Natural Resource Inventory or Recreation and Open Space Inventory	Redevelopment / Rehabilitation Plan(s) Adopted Pursuant to Local Redevelopment and Housing Law	Resource Protection Ordinance(s) or Farmland Preservation / Agricultural Retention Plan	Open Space Plan and Open Space Tax	Member of Sustainable Jersey	Other Adopted Planning Documents
Medford Lakes Borough	X		X	X	X			X		X			X
Moorestown Township	X	X	X	X	X	X	X	X	X	X	X	X	X
Mount Holly Township	X			X	X	X	X	X	X	X	X	X	X
Mount Laurel Township	X		X	X	X	X	X	X	X	X	X	X	X
New Hanover Township	X			X						X	X		X
North Hanover Township	X			X	X	X	X				X	X	X
Palmyra Borough	X		X	X				X				X	X
Pemberton Borough													X
Pemberton Township	X		X		X	X	X	X		X	X	X	
Riverside Township	X				X	X						X	X
Riverton Borough	X	X	X	X	X	X	X	X	X		X	X	X
Shamong Township	X	X		X	X	X	X	X		X	X		X
Southampton Township	X	X	X	X	X			X	X	X	X		X
Springfield Township	X	X	X	X	X		X			X	X		X
Tabernacle Township	X		X	X	X					X	X		X
Washington Township	X											X	
Westampton Township	X	X	X	X	X		X	X		X	X	X	X
Willingboro Township		X	X	X	X	X	X	X	X	X		X	X
Woodland Township	X			X	X		X	X			X		X
Wrightstown Borough	X		X	X	X	X	X			X	X		X



Appendix B. Burlington County Mapping Documentation

County	Municipality	Response #	Imagery (Provided)	Explanation	Completed Layout
Burlington	Bordentown City	1		<p>The former Bordentown Manual Trade School should be included within its entirety within the Center Boundary. Bordentown City, Township, State and County should work to revitalize this historic property with something else beside a youth prison when its was successfully devoted to youth education, pre desegregation.</p>	Bordentown City
Burlington	Chesterfield Township	1		<p>Show Crosswicks Village as a designated village on the state plan map. Expand Crosswicks Village from its previous extent to include the southern, uplands portion of lot 1 in block 302. This property, known as the "Mincemeat Factory" was formerly developed with an historic light industrial facility and was demolished several years ago. The Township intends to adopt a redevelopment plan for the property and would like the entire developable area to be within the Village.</p>	Chesterfield Township A
Burlington	Chesterfield Township	2		<p>Show Old York Village, consisting primarily of the existing TDR receiving area as a designated Village. Expand the previous extent of the Village to include lot 29.01 in block 202 (a 4 acre property being considered as a senior affordable housing site and also to include lot 4.01 in block 500 on the south side of Old York Road (82 acres). This significant expansion of the Village (and receiving area) will enable the Township to partially comply with its affordable housing obligations. Planning for this expansion is underway and will proceed on a parallel track to the State Plan.</p>	Chesterfield Township B
B	Chesterfield Township	3		<p>Include the Chesterfield Hamlet on the State Plan Policy Map. In addition to the previous extent of the hamlet, add block 600 lot 14.04; which is the former EMS facility. The site is within a designated redevelopment area, and may be redeveloped in the future.</p>	Chesterfield Township C
Burlington	Easthampton Township	1		<p>The polygon should be changed to PA2 from PA4 because it located within a sewer service area and has been developed with a large age-restricted housing project (left half) and a large warehouse (white rectangle in right half). Both developments are currently served by sanitary sewer and water utilities. In addition, the lands along Route 206 are zoned for light industrial and commercial development -- this would plan for future non-residential growth along the state highway. Further, the lands along the northern side of Woodlane Road are zoned for light industry -- again, this would plan for future non-residential growth along Woodlane Road which is a county highway.</p>	Eastampton Township A
Burlington	Easthampton Township	2		<p>The polygon shows the lands that should be changed to PA2 from PA4 because they are in a sewer service area. The lands along the southern side of Woodlane Road are developed with detached single-family dwellings. The owners of these dwellings want to connect to sanitary sewers. Similarly, the lands along Powell Road are developed with detached single-family dwellings that may require sanitary sewer connections in the future. The lands along Route 206 are zoned for highway commercial uses that should be connected to sanitary sewers. Changing the planning area to PA2 would complement the recommended PA2 change for the lands north of Woodlane Road. Further, the lands to the east in neighboring Pemberton Township are zoned for industrial use. There are pending warehouse applications in Pemberton that would connect to sanitary sewers. It makes good sense to coordinate the change to PA2 for these lands as well. Doing so would create a comprehensively coordinated PA2 for the region.</p>	Eastampton Township B
Burlington	Easthampton Township	3		<p>The lands in the polygon should be changed to PA2 from PA4 because they are in a sewer service area. The lands located in the northern portion are zoned for highway commercial uses that would require sanitary sewer and water utility connections. The lands in the southern portion are currently developed with mobile home parks that are served by site specific treatment facilities. Changing this polygon to PA2 would complement the other polygons to the north that are recommended to become PA2.</p>	Eastampton Township C

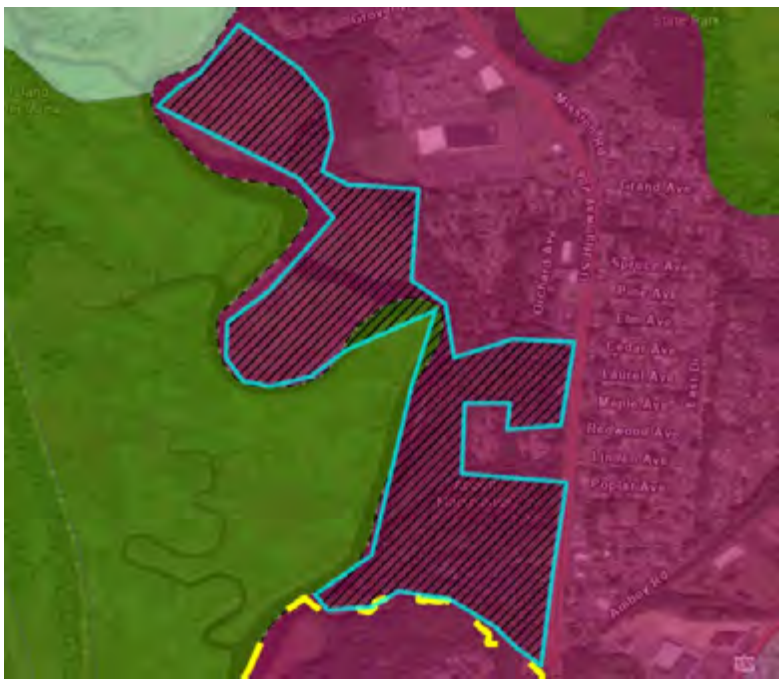
Burlington	Evesham Township	1		<i>This area is already developed with suburban single family housing at a density that would not be supported by the PA-3 Fringe area, and makes more sense to be in the PA-2</i>	Evesham Township A
Burlington	Evesham Township	2		<i>These areas should be included in the PA-2 Suburban Planning Area. several tracts are already developed with relatively dense housing, and are surrounded by PA-1 and PA-2 areas. Evesham Township is seeking to allow for growth in relatively compact areas in those limited lands left that are outside of the Pinelands. PA-2 designation would help to facilitate the use of some of these lands for future growth that may be needed to help meet affordable housing obligations.</i>	Evesham Township B
Burlington	Hainesport Township	1		<i>We'd like the State plan policy map lines to follow property lines along the PA-2 and PA4 boundary.</i>	Hainesport Township A
Burlington	Hainesport Township	2		<i>We would like the State Plan Policy Map to follow property lines along the PA-2 and PA-4 boundary. Prefer properties not have two planning areas.</i>	Hainesport Township B
Burlington	Hainesport Township	3		<i>We would like the State Plan Policy Map lines to follow property lines along the PA-2 and PA-4 boundary. We prefer to not have two planning areas.</i>	Hainesport Township C
Burlington	Hainesport Township	4		<i>We would like the State Plan Policy Map lines to follow property lines along the PA-2 and PA-5 boundary. We prefer to not have two planning areas.</i>	Hainesport Township D
Burlington	Medford Township	1		<i>Lenape Regional High School.</i>	Medford Township A
Burlington	Medford Township	2		<i>change from PA4 to PA3 to accommodate place of worship campus</i>	Medford Township B

Burlington	Medford Township	3		Maintain entire area as PA3 not PA2	Medford Township C
Burlington	Medford Township	4		Place parcel entirely into PA3	Medford Township D
Burlington	Medford Township	5		The development of these parcels include a senior planned development; and an inclusionary market rate housing development .	Medford Township E
Burlington	Medford Township	6		Incorporate existing developed areas that are comprised of residential units of varying types including single family, apartment, townhouse / rowhome, and reserved open space into Planning Area 2 along the property lines of the development.	Medford Township F
Burlington	Medford Township	7		Incorporate existing developed areas into Planning Area 2 consistent with the single family housing and preserved open space associated with the development.	Medford Township G
Burlington	Medford Township	8		Incorporate the existing Medford Leas Continuing Care Retirement Community of single-family housing, rowhomes/ townhouse, apartments, assisted living, and congregate care facility into Planning Area 2. The railroad right-of-way through the middle of campus is a potential multi-purpose trail path to be implemented in the future.	Medford Township H
Burlington	Medford Township	9		Incorporate the single-family residential development and associated reserved conservation areas into Planning Area 2.	Medford Township I
Burlington	Medford Lakes Borough	1		Annexed from Medford Township	Medford Lakes Borough

Burlington

Bordentown Township

1



Area incorporates environmentally sensitive lands; lands owned by the DEP; zoned as Conservation district on the Township Zoning Map and the Abbott Marshlands historic district is located here. Should not be PA1, but PA5

Township of Bordentown