

CAMDEN COUNTY BOARD OF COMMISSIONERS

Commissioners Meeting Agenda

Commissioner Meeting Venue:

Date: May 15, 2025 - 12:00 PM

Location: Camden County Courthouse
520 Market Street
6th Floor Meeting Room
Camden, NJ 08102

Agenda: Resolution authorizing the transmittal of the Camden County Cross Acceptance Response to the State Planning Commission.

Official Resolution#	2025-00361						
Meeting Date	05/15/2025						
Introduced Date	05/15/2025						
Adopted Date	05/15/2025						
Agenda Item	k-19						
Result	Adopted						
COUNTY COMMISSIONER	PRES.	ABS.	MOVE	SEC	AYE	NAY	ABST.
Dyer	✓				✓		
Cooley Fleisher	✓				✓		
Nash	✓				✓		
Betteridge		✓					
Young	✓			✓	✓		
McDonnell	✓		✓		✓		
Cappelli, Jr.	✓				✓		

CERTIFICATION

I HEREBY CERTIFY THE ATTACHED TO BE A TRUE COPY OF A RESOLUTION ADOPTED BY THE BOARD OF COMMISSIONERS OF THE COUNTY OF CAMDEN AT ITS MEETING HELD ON MAY 15, 2025.



KARYN GILMORE
CLERK OF THE BOARD

RESOLUTION

Res-Pg: 19-2

RESOLUTION AUTHORIZING THE TRANSMITTAL OF THE CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TO THE STATE PLANNING COMMISSION.

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

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

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

WHEREAS, the formal release of the Preliminary SDRP on December 4, 2024 commenced Cross Acceptance, an inter-jurisdictional process of soliciting and incorporating input into a Draft Final SDRP; and

WHEREAS, the County of Camden, 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 January 16, 2025, thereby authorizing the Camden County Planning Board to participate in Cross Acceptance as the designated Negotiating Entity for the County of Camden and its municipalities; and

WHEREAS, Camden County's Work Program, which articulated the responsibilities of the Negotiating Entity throughout Cross Acceptance, was approved by OPA on February 18, 2025; and

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

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

Audubon Borough
Audubon Park
Barrington Borough
Bellmawr Borough
Berlin Township – CC competed
Berling Borough – CC completed
Brooklawn Borough
City of Camden – CC completed
Cherry Hill Township
Chesilhurst Borough
Clementon Borough
Collingswood Borough

Hi-Nella Borough – CC completed
Laurel Springs Borough – CC completed
Lawnside Borough - CC completed
Lindenwold Borough - CC completed
Magnolia Borough
Merchantville Borough
Mount Ephriam Borough
Oaklyn Borough
Pennsauken Township – CC completed
Pine Hill Borough - CC completed
Runnemede Borough
Somerdale Borough

RESOLUTION

Gibbsboro Borough – CC completed	Stratford Borough
Gloucester City	Tavistock Borough
Gloucester Township	Voorhees Township
Haddon Township	Waterford Township – CC completed
Haddon Heights Borough	Winslow Township
Haddonfield Borough	Woodlynne Borough

NOW THEREFORE, BE IT RESOLVED that the Camden County Board of Commissioners hereby authorizes the transmittal of the Camden 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.

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

Introduction

This Camden 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 Camden County by the consultant team of Heyer, Gruel & Associates and Michael Baker International, Inc., which were contracted by Delaware Valley Regional Planning Commission (DVRPC) to assist Camden County with the Cross Acceptance Process.

This Camden 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 State Plan maps fit with municipal Development Plans. 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 36 municipalities within Camden County, along with representative consultants, and Camden County officials, were invited to participate in the Cross Acceptance Process, with the following opportunities for participation.

1. Meetings

- Camden County offered five virtual Cross Acceptance Kick-Off meetings in January 2025.
- The Camden County Cross Acceptance Public Meeting, hosted by the Office of Planning Advocacy, New Jersey Business Action Center, occurred in person with a virtual option on March 4, 2025.
- Camden County Cross Acceptance virtual “office hours” were held on March 13, 2025.
- Individual Meetings as requested by municipalities.

2. CART Survey

- The consultant team converted Appendix A.2 from the Preliminary 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.

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

Key Takeaways from the Cross Acceptance Process in Camden County

Overview

- A total of 25 out of 36 municipalities submitted a CART.
- A total of 11 out of 36 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 1 out of 36 municipalities submitted mapping feedback suggesting changes to the State Plan Policy Map.
- A total of 34 out of 36 municipalities did not provide mapping feedback and thus are in agreement with the State Plan Policy Map.

1. Areas of Alignment with the State Plan

Alignment with State Goals:

- 29 out of 36 municipalities state they are in alignment with the State Plan goals.
- Those not in alignment do not disagree with State Plan goals but rather are unable to achieve the State Plan goals due to land use constraints (see next section for more information).

Alignment with Planning Area Designations:

- 24 out of 36 municipalities state they are in alignment with Planning Area designations in the State Plan Policy Map.
- 11 out of 36 municipalities that did not submit a CART have not suggested any changes to the Planning Area designations.
- The one municipality that provided mapping feedback noted that an area designated as PA-5 is not environmentally sensitive but rather serves as residential and office space.

2. Areas of Disagreement with the State Plan

Disagreement with State Plan Goals:

- None of the municipalities state that they disagree with the state goals; however, a few municipalities note that certain goals cannot be achieved. These comments include:
 - Some goals do not apply to municipalities that do not have commercial or business districts or any property available for growth.
 - Climate change limits the ability of many flood-prone municipalities to achieve certain goals due to the unavailability of land susceptible to flooding.

Disagreement with Planning Area Designations:

- None of the municipalities were in disagreement with the State Plan Planning Area designations.

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

Municipal Mapping Feedback and CARTs included in Camden County

- Audubon Borough CART
- Audubon Park Borough CART
- Barrington Borough CART
- Bellmawr Borough CART
- Berlin Borough CART
- Berlin Township CART
- Brooklawn Borough CART
- Camden City CART
- Cherry Hill Township CART
- Chesilhurst Borough CART
- Clementon Borough CART
- Collingswood Borough CART
- Gibbsboro Borough CART
- Gloucester City CART
- Gloucester Township CART
- Haddon Township CART
- Haddon Heights Borough CART
- Haddonfield Borough Mapping Feedback and CART
- Hi-Nella Borough CART
- Laurel Springs Borough CART
- Lawnside Borough CART
- Lindenwold Borough CART
- Magnolia Borough CART
- Merchantville Borough CART
- Mount Ephraim Borough CART
- Oaklyn Borough CART
- Pennsauken Township CART
- Pine Hill Borough CART
- Runnemede Borough CART
- Somerdale Borough CART
- Stratford Borough CART
- Tavistock Borough CART
- Voorhees Township CART
- Waterford Township CART
- Winslow Township CART
- Woodlynne Borough CART

Appendix A. Municipal Planning Documentation Matrix

Appendix B. Camden County Mapping Documentation

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

Audubon Borough Cross-Acceptance Response Template

Your Name / Title: Steven M. Bach, PE, RA, PP, CME – Audubon Borough Engineer

Your Email Address: sbach@bachdesigngroup.com

Section 1: Consistency with The Preliminary State Plan

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 | 11/9/1989 |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s) | 3/10/2021 |
| <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 | 1979 |
| <input checked="" type="checkbox"/> Zoning map and schedule | 2005 |
| <input checked="" type="checkbox"/> Redevelopment Plans | 2006 |
| <input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans | March 2009 |
| <input type="checkbox"/> Natural Resource Inventory | |
| <input checked="" type="checkbox"/> Recreation and Open Space Inventory (ROSI) | No date |
| <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 type="checkbox"/> Farmland Preservation/Agricultural Retention Plan | |
| <input type="checkbox"/> 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 municipal and county plans have incorporated key concepts and policy objectives.

Audubon Borough's plan is consistent with the ten goals stated in the Preliminary State Plan.

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

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 Preliminary State Plan retains Audubon Borough in Metropolitan Planning Area (PA1). No objection.

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 issues or recommendations.

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

No modifications to Bellmawr Borough plan necessary.

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 or 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.**

No areas of sprawl identified. Vulnerable areas of flooding identified in the Camden County 2022 Hazard Mitigation Plan.

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

No.

☐ Open Space Plan

CAMDEN 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?

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

- 1) Economic Development
- 2) Infrastructure
- 3) Revitalization and Recentering

8. **Additional comments:**

None

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

Audubon Park Borough Cross-Acceptance Response Template

Your Name / Title: Gregory B. Fusco, P.E., Borough Engineer

Your Email Address: gfusco@keyengineers.com

Section 1: Consistency with The Preliminary State Plan

The Borough consists of 493 housing units and has no commercial businesses. There is open space and recreational ball fields. There is no zoning and there is no master plan. The units were constructed in the 1940's for employees who worked at NY ship.

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

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 Borough strives to improve the municipal infrastructure and maintain the existing homes. There is

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

no commercial or business district. There is no property available for 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 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.**

Audubon Park Borough does not have the ability to expand or redevelop. Existing units are repaired and renovated within the existing foot print of the structures.

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.**
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

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

☐ 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) To replace aging infrastructure Audubon

8. Additional comments:

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

Borough of Barrington Cross-Acceptance Response Template

Your Name / Title: Gregory B. Fusco, PE Borough Engineer

Your Email Address: gfusco@keyengineers.com

Section 1: Consistency with The Preliminary State Plan

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) October 31, 2024
- ☐ Official Map pursuant to N.J.S.A. 55D-32
- ☐ Land use map
- ☐ Zoning Ordinance and other land development standards
- ☒ Zoning map and schedule 9/5/2016
- ☒ Redevelopment Plans October 31, 2024
- ☐ 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 municipal and county plans have incorporated key concepts and policy objectives.

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

Economic Development - Barrington has been encouraging and fostering redevelopment of its commercial corridors for over 20 years.

Housing - Little land area is available for the construction of housing. The existing housing stock is built out. Barrington encourages the improvement/preservation of the existing housing stock.

Infrastructure - One of Barrington's ongoing primary goals is the replace and improvement of infrastructure.

Revitalization - Another primary goal of the municipality is the revitalization of existing commercial corridors, encouraging the resale of older homes for restoration by younger families, and the replacement/upgrading/improvement of playgrounds and open space.

Climate Change - Because of Climate Change, many areas of the municipality are subject to flooding. Unfortunately, little can be achieved without unavailable land area for stormwater management.

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?**

Barrington is well suited as a PA-1 Metropolitan Planning 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.**

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.**

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

The municipality is a fully developed community with little to no available land for future development. Redevelopment must be an important tool moving forward. The entire municipality has been constructed without any consideration for stormwater management and as a result, localized flooding takes place in numerous locations throughout the Borough. Climate change is obviously adding to the problem. Specific locations where flooding occurs include but are not limited to Erie Avenue, Ashland Avenue, and the White Horse Pike/Rt 295 area near Tavistock Blvd.

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) Continue the redevelopment of the municipalities commercial corridors
- 2) Continue the repair and replacement of the municipal infrastructure
- 3) Continue to address stormwater management as it relates to climate change

8. **Additional comments:**

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE
May 2025

Bellmawr Borough
Cross-Acceptance Response Template

Your Name / Title: Steven M. Bach, PE, RA, PP, CME – Bellmawr Borough Engineer

Your Email Address: sbach@bachdesigngroup.com

Section 1: Consistency with The Preliminary State Plan

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 | 1989 |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s) | August 2, 2021 |
| <input checked="" type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32 | December 2009 |
| <input checked="" type="checkbox"/> Land use map | July 1977 |
| <input checked="" type="checkbox"/> Zoning Ordinance and other land development standards | 4/28/2016 |
| <input checked="" type="checkbox"/> Zoning map and schedule | 10/28/2021 |
| <input checked="" type="checkbox"/> Redevelopment Plans | May 2014 |
| <input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans | 1/4/2010 |
| <input type="checkbox"/> Natural Resource Inventory | |
| <input checked="" type="checkbox"/> Recreation and Open Space Inventory (ROSI) | No date |
| <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 type="checkbox"/> Farmland Preservation/Agricultural Retention Plan | |
| <input type="checkbox"/> 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 municipal and county plans have incorporated key concepts and policy objectives.

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

Bellmawr Borough's plan is consistent with the ten goals stated in the Preliminary 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?**

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 Preliminary State Plan retains Bellmawr Borough in Metropolitan Planning Area (PA1). No objection.

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 issues or recommendations.

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

No modifications to Bellmawr Borough plan necessary.

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 or 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.**

No areas of sprawl identified. Vulnerable areas of flooding identified in the Camden County 2022 Hazard Mitigation Plan.

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

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

No.

☐ 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) Economic Development
- 2) Infrastructure
- 3) Revitalization and Recentering

8. **Additional comments:**

None

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

Berlin Borough Cross-Acceptance Response Template

This was completed on behalf of Berlin Borough by Camden County's planning consultant based on publicly available information.

Section 1: Consistency with The Preliminary State Plan

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, reflected in 2022 Camden County HMP |
| <input type="checkbox"/> Master Plan Reexamination Report(s) | |
| <input type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32 | |
| <input checked="" type="checkbox"/> Land use map | 1/2/2019 |
| <input checked="" type="checkbox"/> Zoning Ordinance and other land development standards | 1997 |
| <input checked="" type="checkbox"/> Zoning map and schedule | 1/2/2019 |
| <input type="checkbox"/> Redevelopment Plans | |
| <input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans | February 2017 |
| <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 Control Ordinance (no date available)• Litter Control Ordinance (no date available) | |
| <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) | |
| <ul style="list-style-type: none">• Stormwater Pollution Prevention Plan (7/21/2021) | |

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

- Municipal Stormwater Management Plan (2/25/2005)
- Emergency Operations Plan (no date available, reflected in 2022 Camden 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.**

Berlin Borough aligns itself with several goals of the Preliminary State Plan. The borough supports **economic development** through local business initiatives and mixed-use zoning while prioritizing diverse **housing** options and **infrastructure** improvements. It also prioritizes **revitalization** of historic spaces, and promotes **environmental cleanup** through its various resource protection ordinance.

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 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 State Plan Policy Map's Land Resource Impacts layer highlights scattered agricultural, forest, and wetland areas throughout Berlin Borough, with larger parcels concentrated along its western and southern borders near Pine Hill Borough and Winslow Township. Additionally, the map indicates that sections along Madison Ln, Great Egg Harbor River, and Tinkers Branch fall within FEMA flood zones and the Nature Conservancy's designated

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

floodplains.

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:**

- 1) Preserve community character while allowing for smart growth and development.
- 2) Encourage mixed-use development to promote residential, commercial and recreational spaces.
- 3) Support economic growth and improve public infrastructure.
- 4) Expand green spaces and environmental initiatives.
- 5) Strengthen regional planning coordination with nearby municipalities and with Camden County.

8. **Additional comments:**

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

Berlin Township Cross-Acceptance Response Template

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

Section 1: Consistency with The Preliminary State Plan

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 1979
- ☒ Master Plan Reexamination Report(s) 10/24/2023
- ☐ Official Map pursuant to N.J.S.A. 55D-32
- ☒ Land use map
 - Land Use Element Plan (included in 1979 master plan)
- ☒ Zoning Ordinance and other land development standards 1982
- ☒ Zoning map and schedule No date available
- ☒ Redevelopment Plans
 - Haddon Avenue Redevelopment and Rehabilitation Area (2006)
- ☒ Approved Housing Element and Fair Share Plans 1987
- ☐ 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)
 - Haddon Avenue Redevelopment and Rehabilitation Area (2006)
- ☒ Resource protection ordinances
 - Illicit Connections Ordinance (2005)
 - Improper Disposal of Waste Ordinance (2005)

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

- Littering Ordinance (1992)

☒ 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 (9/10/2018)
- Municipal Stormwater Management Plan (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.**

Berlin Township aligns itself with several goals of the State Plan. It promotes **economic development** through redevelopment strategies. The township's Fair Share Plan ensures **housing** diversity, while **infrastructure** improvements enhance stormwater management and transportation accessibility. The township also prioritizes **revitalization and recentering** by encouraging development while maintaining community character.

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 development) has occurred and should be limited or prevented from further sprawl. Identify**

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

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 large areas of forest in Northeast and Southeast regions of the township, with a few agriculture and wetlands areas along NJ Route 73. As per the map, parcels along Zulker Ave, Mullica River, and the forested area behind East Berlin Memorial Center 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 - 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:

- 1) Encourage smart growth while updating zoning regulations for evolving land use needs.
- 2) Improve flood mitigation systems and enhance water quality.
- 3) Develop policies and infrastructure to address environmental challenges.
- 4) Support the integration of sustainable energy solutions.
- 5) Ensure compliance with Pinelands Area regulations and coordinate with state and county planning frameworks.

8. Additional comments:

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

Brooklawn Borough Cross-Acceptance Response Template

Your Name / Title: Robert Scott Smith PLS, PP Borough Planner

Your Email Address: rsmith@keyengineers.com

Section 1: Consistency with The Preliminary State Plan

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 1978
- ☒ Master Plan Reexamination Report(s) 1984,1992,2000,2010,2023
- ☐ Official Map pursuant to N.J.S.A. 55D-32
- ☐ Land use map
- ☒ Zoning Ordinance and other land development standards 2000
- ☒ Zoning map and schedule
- ☒ Redevelopment Plans 2001,2005,2012,2017,2024
- ☐ 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)

Strmwat. 2006

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

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.**

Brooklawn's actions, including the completion of numerous successful redevelopment projects, large scale infrastructure improvements and the frequent investigation of the need for redevelopment of aging retail centers and vacant properties.

Economic Development. New Wawa, pending car wash and auto service businesses, Dominos Pizza, multi-story public storage facility and new cannabis businesses.

Housing. The Borough continues to explore senior housing possibilities.

Infrastructure. Sewer and water infrastructure upgrades every year and an advanced public water treatment system for their own water distribution system.

Revitalizing-Recentering the Borough continues to explore means of improving recreational facilities and the quality of life in town.

Natural Water Resources. The Borough is surrounded by the tidal water resources of Big Timber Creek and completed a massive shoreline stabilization project to preserve the scenic and recreational resources associated with the creek.

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 Borough's actions are not inconsistent.

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 neatly fits the criteria of the Metropolitan PA-1 designation.

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 could use additional assistance from Federal and State agencies to help attenuate the inconvenience of the continuous major flooding issues around the Brooklawn Circles. Unfortunately, probably this not a matter that can be addressed in the 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.**

In my opinion, the Borough's visible record of utilizing the tools of redevelopment to foster economic growth already demonstrates consistency with PA-1 goals and objectives.

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**

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.

No comments.

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 tidal shoreline areas of Timber Creek provide a scenic view of Philadelphia and provide multiple recreational resources such as fishing, boating, waterfowl hunting and trapping. Fortunately, NJDEP Rules regulating tidal water bodies and flood hazard areas already provide a strong degree of protection of this valuable resource.

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) Continue to utilize the tools for achieving redevelopment and rehabilitation.
- 2) Continue to enhance the recreational activities and amenities along the Big Timber Creek shoreline that benefit both residents and non-residents alike.
- 3) Continue to work to attract national and regional businesses to the Borough's heavily traveled Route 130 corridor.

8. **Additional comments:**

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

City of Camden Cross-Acceptance Response Template

This was completed on behalf of the City of Camden by Camden County's planning consultant based on publicly available information.

Section 1: Consistency with The Preliminary State Plan

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 03/12/2002
- ☒ Master Plan Reexamination Report(s) 02/08/2018
- ☐ Official Map pursuant to N.J.S.A. 55D-32
- ☐ Land use map
- ☒ Zoning Ordinance and other land development standards 2010
- ☒ Zoning map and schedule Updated in 2016
- ☒ Redevelopment Plans
 - Gateway Redevelopment Plan (2005)
 - Lanning Square Redevelopment Plan (2008)
 - Cramer Hill Redevelopment Plan (2009)
 - Admiral Wilson North Redevelopment Plan (2013)
 - North Camden Waterfront Redevelopment Plan (2013)
 - Whitman Park Redevelopment Plan (2015)
 - Morgan Village I – Redevelopment Investigation Study (2017)
- ☐ Approved Housing Element and Fair Share Plans
- ☐ Natural Resource Inventory
- ☒ 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)

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

- Gateway Redevelopment Plan (2005)
- Lanning Square Redevelopment Plan (2008)
- Cramer Hill Redevelopment Plan (2009)
- Admiral Wilson North Redevelopment Plan (2013)
- North Camden Waterfront Redevelopment Plan (2013)
- Whitman Park Redevelopment Plan (2015)
- Morgan Village I – Redevelopment Investigation Study (2017)

☒ 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 (September 2019)
- Stormwater Management Plan (November 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.**

Camden City aligns itself with several goals from the Preliminary State Plan by prioritizing **economic development** through redevelopment initiatives. The city invests in **infrastructure upgrades**, enhancing transportation networks and public utilities to support growth. Additionally, Camden emphasizes **revitalization and recentering**, particularly in its downtown and waterfront areas, fostering mixed-use development. Environmental sustainability is also a priority, with efforts in open space creation, **natural resource protection**, **pollution cleanup**, and **historic preservation** to maintain the city's cultural and ecological integrity.

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.

CAMDEN 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.**
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, small forest and wetland areas are scattered throughout the township. The map also indicates that areas adjacent to the Delaware River and Cooper River fall within FEMA flood zones, as well as NJDEP's Climate Adjusted Flood Elevation and Sea Level Rise layers. Additionally, the region between these two rivers is designated under the Nature Conservancy's Floodplains layer.

5. **Does the municipality and/or county have the following?**
 - ☒ Open Space Plan (2020 Camden Parks and Open Space Plan)
 - ☐ Open Space Tax
 - ☐ Other

6. **Is the municipality a member of Sustainable Jersey?**
 - ☒ Yes – Bronze 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) Enhance downtown and waterfront areas through mixed-use development, historic preservation, and urban design improvements.

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

- 2) Attract businesses, encourage job creation, and support workforce development programs.
- 3) Improve transportation networks, modernize utilities, and enhance public facilities to support future growth.

Strengthen green infrastructure, implement flood mitigation measures, and promote sustainable land use practices.

8. Additional comments:

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

Cherry Hill Township Cross-Acceptance Response Template

Your Name / Title: Kathleen Cullen, Director of Community Development

Your Email Address: kcullen@chnj.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 checked="" type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered | 11/5/2018 |
| <input type="checkbox"/> Master Plan Reexamination Report(s) | Click or tap to enter a date. |
| <input checked="" type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32 | 12/11/2006 |
| <input checked="" type="checkbox"/> Land use map | 11/5/2018 |
| <input checked="" type="checkbox"/> Zoning Ordinance and other land development standards | 5/13/2013 |
| <input checked="" type="checkbox"/> Zoning map and schedule | 10/3/2024 |
| <input checked="" type="checkbox"/> Redevelopment Plans – <i>see attached list</i> | Click or tap to enter a date. |
| <input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans | 3/7/2016 |
| <input type="checkbox"/> Natural Resource Inventory | Click or tap to enter a date. |
| <input checked="" type="checkbox"/> Recreation and Open Space Inventory (ROSI) | 5/9/2024 |
| <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 – <i>see attached list</i> | Click or tap to enter a date. |
| <input type="checkbox"/> Farmland Preservation/Agricultural Retention Plan | Click or tap to enter a date. |

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

☒ Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan) - *see attached list*

Click or tap to enter a date.

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 10 goals of the Preliminary State Plan are closely aligned with both the Camden County Master Plan and the Cherry Hill Township 2018 Master Plan. The 2018 Master Plan's land use element and economic development policies are all geared towards creating a more connected, diverse, economically successful and sustainable Cherry Hill, which are common goals of both the County Master Plan and the Preliminary 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?**

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?**

Cherry Hill Township is delineated as a Metropolitan Planning Area (PA1), defined by its proximity to and the development influence of major metropolitan centers. The Township is in alignment with the intent and guiding criteria of the PA1 designation.

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 supports the needs of the Cherry Hill Township and the priorities identified in Master Plan.

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

At this time, the Township Master Plan is in alignment with the Preliminary State Plan and does not require modification. During the next master plan re-examination, the Township planning staff and consultants will again analyze the State Plan for consistency with local needs and make any modifications at that time.

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**

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.

Cherry Hill Township does not have any comments or recommendations at this time.

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

N/A.

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

Cherry Hill Township has a robust plan for the preservation of open space and vulnerable areas. These are identified in detail in our 2025 Open Space and Recreation Plan, which includes a Recreation and Open Space Inventory, as well as a priority list of current open space parcels to be acquired in the future.

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

☒ Open Space Plan

☒ Open Space Tax

☐ Other

7. **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?

N/A.

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

- 1) Guide the use of lands within the Township in a manner which protects the public health and safety and promotes the general welfare of all of the citizens of Cherry Hill Township.
- 2) Preserve the natural land, water and air resources required to maintain the

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

- 3) Support the redevelopment and revitalization of underutilized sites.

9. Additional comments:

N/A.

List of Redevelopment Plans:

1. Victory Refrigeration Redevelopment Plan: May 21, 2018
2. Woodcrest Station Transit Oriented Development (TOD) Plan: June 2018
3. Hampton Road Redevelopment Plan: March 20, 2017
4. Cuthbert Boulevard Gateway: Baker Lanes Redevelopment Plan: Feb. 6, 2017
5. Park Boulevard Redevelopment Plan: Feb. 1, 2016
6. Amended Kennedy Hospital Redevelopment Plan: June 19, 2017
7. Langston Steel Redevelopment Plan: June 2003
8. Route 38 (Redevelopment Area No. 2): December 6, 2004
9. 1-295 (Redevelopment Area No. 3): December 6, 2004
10. Route 70 Western Gateway Phase 1 (Redevelopment Area No. 4): December 6, 2004
11. Route 70 Western Gateway Phase 2 (Redevelopment Area No. 5): December 6, 2004
12. Golden Circle Redevelopment Plan: February 23, 1998
13. Cherry Hill Apartments Redevelopment Plan: August 17, 1998

List of Resource Protection Ordinances:

1. Floodplain Management Ordinance 2016-5, adopted 4/25/2016
2. Adoption of Agricultural-Horticultural Commercial (AHC) Overlay Zone Ordinance 2024-5, adopted 9/9/2024
3. Expansion of AHC Overlay Zone Ordinance 2025-1, adopted 4/10/2025

List of Adopted Planning Documents:

1. Erlton Streetscape Plan: November 2005
2. Haddonfield Road Study: April 2008
3. South Birchwood Park Traffic Calming Plan: June 2006
4. Hazard Mitigation Plan: November 2016
5. Open Space and Recreation Plan: February 3, 2025

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

Chesilhurst Borough Cross-Acceptance Response Template

Your Name / Title: Steven M. Bach, PE, RA, PP, CME – Chesilhurst Borough Engineer

Your Email Address: sbach@bachdesigngroup.com

Section 1: Consistency with The Preliminary State Plan

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 2004
- ☒ Master Plan Reexamination Report(s) 9/2/2015
- ☐ Official Map pursuant to N.J.S.A. 55D-32
- ☐ Land use map
- ☒ Zoning Ordinance and other land development standards 8/12/1982
- ☒ Zoning map and schedule 12/3/2014
- ☒ Redevelopment Plans 7/11/2014
- ☐ Approved Housing Element and Fair Share Plans
- ☐ Natural Resource Inventory
- ☒ Recreation and Open Space Inventory (ROSI) No date
- ☐ 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 municipal and county plans have incorporated key concepts and policy objectives.

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

Chesilhurst Borough's plan is consistent with the ten goals stated in the Preliminary 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?**

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 Preliminary State Plan retains Chesilhurst as Pinelands Management Area: Forest & Preservation Area.
No objection.

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 issues or recommendations.

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

No modifications to Chesilhurst Borough plan necessary.

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 or 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.**

No areas of sprawl identified. Vulnerable areas of flooding identified in the Camden County 2022 Hazard Mitigation Plan.

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

No.

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

☐ 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) Economic Development
- 2) Infrastructure
- 3) Revitalization and Recentering

8. Additional comments:

None

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

Clementon Borough Cross-Acceptance Response Template

Your Name / Title: Steven M. Bach, PE, RA, PP, CME – Clementon Borough Engineer

Your Email Address: sbach@bachdesigngroup.com

Section 1: Consistency with The Preliminary State Plan

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 | March 2000 |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s) | 1/13/2022 |
| <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 | 6/20/1966 |
| <input checked="" type="checkbox"/> Zoning map and schedule | June 2014 |
| <input checked="" type="checkbox"/> Redevelopment Plans | October 2006 |
| <input type="checkbox"/> Approved Housing Element and Fair Share Plans | September 2016 |
| <input type="checkbox"/> Natural Resource Inventory | |
| <input checked="" type="checkbox"/> Recreation and Open Space Inventory (ROSI) | January 2025 |
| <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 type="checkbox"/> Farmland Preservation/Agricultural Retention Plan | |
| <input type="checkbox"/> 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 municipal and county plans have incorporated key concepts and policy objectives.**
Clementon Borough's plan is consistent with the ten goals stated in the Preliminary State Plan.

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

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 Preliminary State Plan retains Stratford in the same designated areas of the Metropolitan Planning Area (PA1) and the Suburban Planning Area (PA2) as the current State Plan. No objection.

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 issues or recommendations.

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

No modifications to Clementon Borough plan necessary.

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 or 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.**

No areas of sprawl identified. Vulnerable areas of flooding identified in the Camden County 2022 Hazard Mitigation Plan.

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

☒ Open Space Plan

☒ Open Space Tax

☐ Other

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

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) Economic Development
- 2) Infrastructure
- 3) Revitalization and Recentering

8. **Additional comments:**

None

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

Collingswood Borough Cross-Acceptance Response Template

Your Name / Title: Ashton Jones, PP, AICP,CFM (on behalf of the Board Engineer, Tim Staszewski, PE, CME)

Your Email Address: ashton.jones@rve.com

Section 1: Consistency with The Preliminary State Plan

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 6/30/1999
- ☒ Master Plan Reexamination Report(s) 1/27/2020
- ☐ Official Map pursuant to N.J.S.A. 55D-32
- ☐ Land use map
- ☒ Zoning Ordinance and other land development standards 6/3/2024
- ☒ Zoning map and schedule 7/19/2000
- ☒ Redevelopment Plans
- ☒ Approved Housing Element and Fair Share Plans 6/30/2016
- ☒ Natural Resource Inventory 9/30/2019
- ☒ 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 municipal and county plans have incorporated key concepts and policy objectives.

The Borough has addressed several of the State's key concepts (Economic Development, Housing,

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

Infrastructure, and Historic and Scenic Resources) as goals within their reexamination of their 1999 Master Plan that is implemented toward the growth of the Borough.

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 Borough is within the Metropolitan Planning Area (PA1) which is appropriate for this developed population center.

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 has no concerns.

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 utilizes the various programs provided through various state entities. The Borough will review its plans at the next point they are either required to be or are voluntarily updated.

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.**

While we appreciate opportunities for additional funding and cost sharing, unfunded mandates create strain on municipal resources.

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 does not identify any areas to be protected from sprawl/further sprawl.

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

☒ Open Space Plan

CAMDEN 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?

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

- 1) Provide for strong regulations to ensure compatible land uses throughout the Borough
- 2) Support the development of a strong Central Business District
- 3) Establish areas within the Borough which are appropriate for, and support, industrial and intensive commercial uses.

8. **Additional comments:**

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

Borough of Gibbsboro Cross-Acceptance Response Template

This was completed on behalf of the Borough of Gibbsboro by Camden County's planning consultant based on publicly available information.

Section 1: Consistency with The Preliminary State Plan

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 | 1975, Development Plan
(reflected in Camden County HMP) |
| <input type="checkbox"/> Master Plan Reexamination Report(s) | |
| <input type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32 | |
| <input checked="" type="checkbox"/> Land use map | 1982, Land Use Plan Element
(reflected in Camden County HMP) |
| <input checked="" type="checkbox"/> Zoning Ordinance and other land development standards | No date available |
| <input checked="" type="checkbox"/> Zoning map and schedule | Updated in 2019 |
| <input checked="" type="checkbox"/> Redevelopment Plans | 1998 Paintworks
Redevelopment Plan (reflected in Camden County HMP) |
| <input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans | 06/26/2024 |
| <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 Control Ordinance (chapter 340, no date available)• Tree Protection Ordinance (1990)• Flood Damage Prevention Regulations (Chapter | |

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

197, 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 (2005)
- Stormwater Pollution Prevention Plan (no date available)
- Capital Improvement Plan (no date available, reflected in Camden County HMP)
- Community Forestry Management Plan (September 2019)

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.**

Gibbsboro aligns itself with several goals of the State Plan. It supports public **infrastructure** improvements through zoning, **historic preservation** by preserving the town's history, and **natural resource protection** through its various resource protection ordinances and plans.

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**

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

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, forested areas are primarily concentrated in the eastern region of the borough near Clemetine and Silver Lakes, with smaller agricultural and wetland parcels scattered throughout Gibbsboro. The map also indicates that areas along Millard Creek and Silver Lakes fall within FEMA flood zones and the Nature Conservancy's designated 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:**

- 1) Promote smart growth and responsible development.
- 2) Invest in public infrastructure and environmental management.
- 3) Preserve historic spaces.

8. **Additional comments:**

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

Gloucester City Cross-Acceptance Response Template

Your Name / Title: Steven M. Bach, PE, RA, PP, CME – Gloucester City Planning Board Engineer

Your Email Address: sbach@bachdesigngroup.com

Section 1: Consistency with The Preliminary State Plan

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 | 5/1/2018 |
| <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 | 1975+/- |
| <input checked="" type="checkbox"/> Zoning map and schedule | 10/16/2020 |
| <input checked="" type="checkbox"/> Redevelopment Plans | 8/16/2012 |
| <input type="checkbox"/> Approved Housing Element and Fair Share Plans | |
| <input type="checkbox"/> Natural Resource Inventory | |
| <input checked="" type="checkbox"/> Recreation and Open Space Inventory (ROSI) | No date |
| <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 type="checkbox"/> Farmland Preservation/Agricultural Retention Plan | |
| <input type="checkbox"/> 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 municipal and county plans have incorporated key concepts and policy objectives.**

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

Gloucester City's plan is consistent with the ten goals stated in the Preliminary 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?**

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 Preliminary State Plan retains Gloucester City in Metropolitan Planning Area (PA1). No objection.

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 issues or recommendations.

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

No modifications to Gloucester City plan necessary.

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 or 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.**

No areas of sprawl identified. Vulnerable areas of flooding identified in the Camden County 2022 Hazard Mitigation Plan.

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

No.

☐ Open Space Plan

CAMDEN 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?

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

- 1) Economic Development
- 2) Infrastructure
- 3) Revitalization and Recentering

8. Additional comments:

None

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

Gloucester Township

Cross-Acceptance Response Template

Your Municipality: Gloucester Township

Your Name/ Title: Jenizza Corbin Township Planner

Your Email Address: jenizza.corbin@rve.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 (see below) Click or tap to enter a date.

- Master Plan, 06/29/1999
- Master Plan Amendment, 11/12/2024
- Open Space and Recreation Plan Update (in draft; ongoing)

☒ Master Plan Reexamination Report(s) 6/25/2024

- Reexaminations in 2005, 2015, and 2024

☐ Official Map pursuant to N.J.S.A. 55D-32 Click or tap to enter a date.

☒ Land use map 6/29/1999

☐ Zoning Ordinance and other land development standards Click or tap to enter a date.

☒ Zoning map and schedule 11/13/2024

☒ Redevelopment Plans (see below) Click or tap to enter a date.

- Blackwood West Redevelopment Plan, Adopted 06/28/2004 (Amended on 12/31/21, 02/12/24, and 03/24/25)
- Interchange Redevelopment Plan, Adopted 08/2006 (Amended 2011)
- Desco Interchange Redevelopment Plan, Adopted 10/2005
- Glen Oaks Interchange Redevelopment Plan, Adopted 05/28/1997 (Amended 04/02/2001, 04/11/2011, 01/27/2014, 12/08/2014, 10/12/2016, 01/23/2017, 11/21/2022)
- Lakeland Complex Phase 1 Interchange Redevelopment Plan, Adopted 07/26/2005

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

- Lakeland Complex Phase 2 Interchange Redevelopment Plan, Adopted 02/25/2020
- Lakeland Complex Phase 3 Interchange Redevelopment Plan, Adopted 08/28/2020
- New Vision Redevelopment Plan, Adopted 08/12/2002 (Amended 12/13/2004, 06/26/2006, 03/22/2010, 07/22/2013, 05/23/2016, 12/26/2018, 03/11/2019, 08/09/2021, 11/14/2022, 11/21/2022)
- Moffa's Farm Redevelopment Plan, Adopted 09/2006
- GEMS Landfill Redevelopment Plan, Adopted May 2012 (Amended 07/2012)
- College Drive Redevelopment Plan, Adopted 04/2015 (Amended 07/22/2019, 06/22/2020)
- Brittany Woods Redevelopment Plan, Adopted
- Villages of Gloucester Township Redevelopment Plan, Adopted 11/12/2024
- Blackwood Clementon Road Redevelopment Plan, Adopted 08/2015

- | | |
|--|-------------------------------|
| ◆ Approved Housing Element and Fair Share Plans | 1/25/2022 |
| <input type="checkbox"/> Natural Resource Inventory (N/A) | Click or tap to enter a date. |
| ◆ Recreation and Open Space Inventory (ROSI) | 8/3/2023 |
| ◆ Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL) (see above) | Click or tap to enter a date. |
| <input type="checkbox"/> Resource protection ordinances | Click or tap to enter a date. |
| <input type="checkbox"/> Farmland Preservation/Agricultural Retention Plan (N/A) | 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. |
| Conservation Plan, 1999 | |
| Historic Preservation Plan, 1999 | |
| Community Facilities Plan, 1999 | |

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

Circulation Plan, 1999

Land Use Plan, 1999

Stormwater Management Plan, 1999

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**
 - An overall goal of the Township's Master Plan is to guide the physical and economic development of the Township to benefit the public health, safety, and welfare.
 - The Township has been very successful in utilizing the Local Redevelopment & Housing Law to establish redevelopment areas and redevelopment plans to spur economic development.
 - The 2024 Master Plan Reexamination recommends the adoption of an economic development plan for the Township in order to strategically guide the Township's growth and foster sustainable prosperity.
- **Housing**
 - An overall goal of the Township's Master Plan is advancing the development of senior citizen housing through an expansion of residential opportunities, as well as to promote individual ownership of housing in all areas of the Township.
 - The Township has adopted an ordinance within the Township Zoning Ordinance that establishes standards for the collection, maintenance, and expenditure of development fees that are consistent with COAH's regulations.
 - Pursuant to the Third Round Housing Element and Fair Share Plan and Settlement Agreement with the Fair Share Housing Center, the Township adopted the Inclusionary Affordable Apartment Overlay (IA-APT) District for Block 8401, Lot 12.02.
- **Natural and Water Resources**
 - The Township has established several Master Plan goals pertaining to open space preservation and conservation, which are as follows:
 - Utilize natural features to distinguish the permitted intensity of land development.
 - Restrict development on environmentally sensitive land to recreational and conservation purposes.
 - Acquire and develop additional land for community-wide recreation needs.
 - The Township established an open space trust fund (which are funded via a dedicated tax) enacted on 2001 for open space preservation.
 - The Township recently revised its ROSI and further added more properties to be preserved for recreation and open space

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

preservation purposes.

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 {PA1 and **PA2**} remains unchanged under the preliminary state plan. No changes as proposed. These designations are appropriate with the current and future development in 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.
 - Consider providing a comprehensive list of grant funding opportunities and/or technical assistance by topic that municipalities can use to implement key policies or strategies that would support the goals and vision of the 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.
 - The Township's 2024 Master Plan Reexamination identifies the need to evaluate and enhance underperforming areas in the Township. It is through the development of an Economic Development plan that the Township could address this. Such plan can provide a framework in developing tangible action items for its economy.
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

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

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) Economic growth & development - facilitating economic growth by reassessing and updating redevelopment plans to align with current market trends and adopting strategies to attract suitable businesses, as well as revitalization of existing commercial areas by enhancing deteriorating structures, attracting new customers, stimulating business growth and encouraging investments.
- 2) Environmental preservation - protecting and preserving environmentally sensitive lands and open spaces to maintain the Township's natural resources and character.
- 3) Community facilities improvements - develop and improve parks and recreation programs, enhance police, fire and emergency services, and other municipal services in order to meet the current and future needs of the residents of Gloucester Township.

8. Additional comments:

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

Haddon Township Cross-Acceptance Response Template

Your Name / Title: Gregory B. Fusco, Municipal Engineer

Your Email Address: gfusco@keyengineers.com

Section 1: Consistency with The Preliminary State Plan

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) 12/20/19
- ☐ Official Map pursuant to N.J.S.A. 55D-32
- ☒ Land use map 1/2008
- ☒ Zoning Ordinance and other land development standards
- ☒ Zoning map and schedule 2/1/2010
- ☐ 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)

SMP 3/2021

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

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 Township supports and implements the goals and objectives of the State, 100%. The works continually to invite new commercial development to occupy existing commercial storefronts and property. The Township encourages revitalization and redevelopment along its commercial corridors.

Housing - The Township is fully developed has not vacant land available for housing. Any and all housing efforts are achieved through redevelopment.

Infrastructure - The Township completes a Capital Improvement program every year to replace/repairs the aging water/sewer/and roadway infrastructure throughout the municipality.

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?**

Haddon Township is designated at Metropolitan Planning Area 1 and is well suited to match the intent and criteria of the designation now and in the future.

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 Township strives to meet it's affordable housing obligation through redevelopment. The Township proposes to update it's zoning ordinance to create zoning for redevelopment as it relates to housing.

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 Newton Lake Stream Corridor and Cooper River water way within the Township limits are extremely

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

vulnerable to flooding due to climate change and over development. Every effort must be made to minimize the increase in impervious surfaces, to maximize stormwater infiltration, and to encourage stormwater management at all levels.

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) To address affordable housing
- 2) To replace and improve aging infrastructure
- 3) To revitalize commercial corridors and encourage commercial redevelopment.

8. **Additional comments:**

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

Haddon Heights Borough Cross-Acceptance Response Template

Your Name / Title: Steven M. Bach, PE, RA, PP, CME – Haddon Heights Borough Engineer

Your Email Address: sbach@bachdesigngroup.com

Section 1: Consistency with The Preliminary State Plan

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 | March 1996 |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s) | September 2016 |
| <input checked="" type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32 | 10/18/2011 |
| <input type="checkbox"/> Land use map | |
| <input checked="" type="checkbox"/> Zoning Ordinance and other land development standards | 5/21/1991 |
| <input checked="" type="checkbox"/> Zoning map and schedule | 5/17/2010 |
| <input checked="" type="checkbox"/> Redevelopment Plans | 12/31/2013 |
| <input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans | 3/15/2017 |
| <input type="checkbox"/> Natural Resource Inventory | |
| <input checked="" type="checkbox"/> Recreation and Open Space Inventory (ROSI) | No date |
| <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 type="checkbox"/> Farmland Preservation/Agricultural Retention Plan | |
| <input type="checkbox"/> Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan) | |

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

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.**

Haddon Heights Borough's plan is consistent with the ten goals stated in the Preliminary 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?**

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 Preliminary State Plan retains Haddon Heights Borough in Metropolitan Planning Area (PA1). No objection.

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 issues or recommendations.

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

No modifications to Haddon Heights Borough plan necessary.

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 or 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.**

No areas of sprawl identified. Vulnerable areas of flooding identified in the Camden County 2022 Hazard Mitigation Plan.

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

No.

☐ Open Space Plan

☐ Open Space Tax

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

☐ 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) Economic Development
- 2) Infrastructure
- 3) Revitalization and Recentering

8. **Additional comments:**

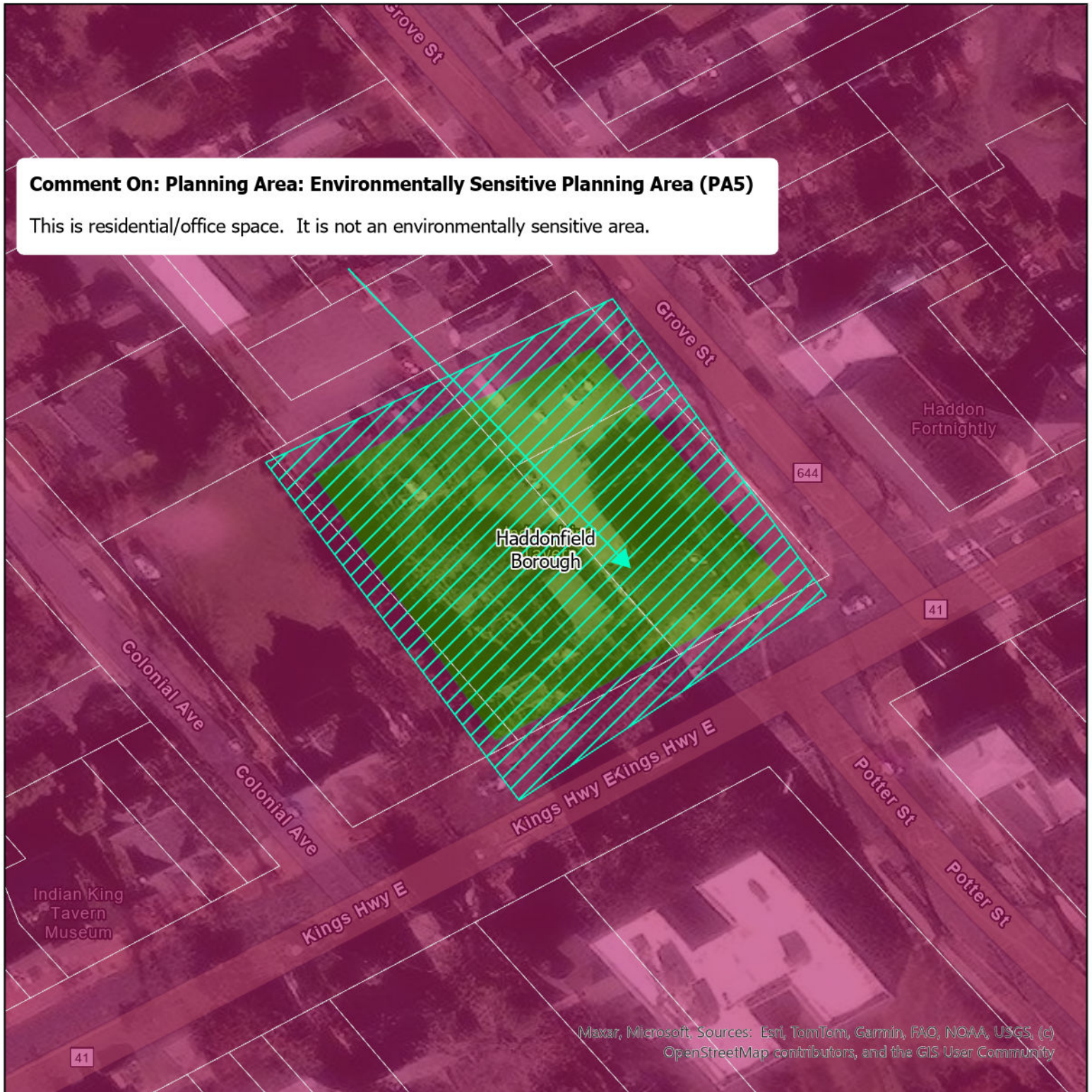
None

State Plan Policy Map

Borough of Haddonfield, Camden County

Comment On: Planning Area: Environmentally Sensitive Planning Area (PA5)

This is residential/office space. It is not an environmentally sensitive area.



NJ State Plan - Planning Areas

- PA 1 - Metro
- Park

Boundaries

- Proposed Map Change (From Municipality)
- Parcel Boundaries

0 0.01 0.01 0.02 Miles

Maxar, Microsoft, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

Borough of Haddonfield Cross-Acceptance Response Template

Your Name / Title: Sharon McCullough, Administrator

Your Email Address: smccullough@haddonfield-nj.gov

Section 1: Consistency with The Preliminary State Plan

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 | 3/4/2025 |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s) | 2009, 2003, 1991 |
| <input checked="" 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 | Most recent 2002, 2004, and 2008 |
| <input checked="" type="checkbox"/> Zoning Ordinance and other land development standards | Most recent 2002, 2004, 2008 |
| <input checked="" type="checkbox"/> Zoning map and schedule | Most recent 2002, 2004, and 2008 |
| <input type="checkbox"/> Redevelopment Plans | Click or tap to enter a date. |
| <input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans | 2005, 2008, and 2019 |
| <input type="checkbox"/> Natural Resource Inventory | Click or tap to enter a date. |
| <input checked="" type="checkbox"/> Recreation and Open Space Inventory (ROSI) | 2005, 2008, and 2018 |
| <input checked="" type="checkbox"/> Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL) | 2016, 2018, 2019, 2024, and 2025 |
| <input type="checkbox"/> Resource protection ordinances | Click or tap to enter a date. |
| <input type="checkbox"/> Farmland Preservation/Agricultural Retention Plan | Click or tap to enter a |

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

date.

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

Stormwater 2005, 2021, and 2024. 1997 Historic Preservation Element, 2000 Residential Land Use Element, 2007 Downtown Area Element, 2015 Sustainability 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.**

There are several of the goals that the Borough has worked on and are in agreement with the State Plan. Haddonfield has a ratable base that is 87% residential. In our recently adopted new Master Plan there was a focus on providing housing for the missing middle. Steps are in place to look at providing the opportunity for ADUs, duplexes and triplexes, while still maintaining the many historic structures in town. The Master Plan also looked at expanding the use of townhomes. The Borough has been active in maintaining existing infrastructure as well as adding stormwater infrastructure where it is lacking. The change in weather has had a negative impact on the town with increased areas that flood as well as the extreme heat killing off varieties of our shade trees. The Borough has over 9,000 street trees that it is responsible for.

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?**

We are PA1 which fits as we are a suburb of Philadelphia and a built-out community.

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.**

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

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

☐ 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:**

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

Borough of Hi-Nella Cross-Acceptance Response Template

This was completed on behalf of the Borough of Hi-Nella by Camden County's planning consultant based on publicly available information.

Section 1: Consistency with The Preliminary State Plan

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

- Stormwater Management Ordinance (no date available)
- Low Phosphorous Fertilizer Ordinance (no date available)
- Illicit Connection Ordinance (no date available)

☐ Farmland Preservation/Agricultural Retention Plan

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

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

- Stormwater Pollution Prevention Plan (04/01/2022)
- Municipal Stormwater Management 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.**

Hi-Nella supports the State's **natural resource protection** and **pollution clean-up** goals by implementing various ordinances and stormwater management plans.

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 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 a few forested areas along Signey Run River. Areas along the river also fall within FEMA flood zones and the Nature Conservancy's designated floodplains layer.

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

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

☐ 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:**

8. **Additional comments:**

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

Borough of Laurel Springs Cross-Acceptance Response Template

This was completed on behalf of the Borough of Laurel Springs by Camden County's planning consultant based on publicly available information.

Section 1: Consistency with The Preliminary State Plan

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 2005, reflected in Camden County 2021 HMP

☒ Master Plan Reexamination Report(s) 2021

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

☐ Land use map

☒ Zoning Ordinance and other land development standards 2006, reflected in Camden County 2021 HMP

☒ Zoning map and schedule Revised in 2023

☒ Redevelopment Plans

- Downtown Redevelopment Plan (2005)

☐ 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 Ordinance (2006)
- Flood Damage Prevention Ordinance (2006)

☐ Farmland Preservation/Agricultural Retention Plan

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

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

Plan, Capital Improvement Plan)

- Capital Improvement Plan (reflected in Camden County 2021 HMP)
- Stormwater Management Plan (2006)
- Stormwater Pollution Prevention Plan (2006)
- Community Forestry Management Plan (2014)

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.**

Laurel Springs aligns with key goals from the Preliminary State Plan, including **natural resource protection, infrastructure, and revitalization**. Through zoning and redevelopment, the borough promotes sustainable growth, while stormwater management efforts support **pollution clean-up and environmental resilience**, addressing climate and water resource concerns.

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 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 a few forested areas along

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

Laurel Lake. Areas along the lake also fall within FEMA flood zones and the Nature Conservancy's designated 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:**

- 1) Promote sustainable growth and revitalization.
- 2) Invest in disaster response and mitigation strategies.
- 3) Enhance public infrastructure.
- 4) Encourage economic development and community engagement.

8. **Additional comments:**

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

Borough of Lawnside Cross-Acceptance Response Template

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

Section 1: Consistency with The Preliminary State Plan

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

☒ Most recent adopted Master Plan and any draft elements 2005
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 2022

☒ Zoning map and schedule 2010

☒ Redevelopment Plans

Oak Avenue Redevelopment Study Area, 5/9/2005

☐ 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)

Flood Damage Prevention Ordinance, 2007

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

Floodplain Management or Watershed Plan, 3/3/2020

Stormwater Management Plan, 3/3/2020

Stormwater Pollution Prevention Plan, 3/17/2020

Community Forestry, 10/17/2014

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 forest scattered throughout the Borough, with a concentration in the southwest corner off of Evesham Road. There is an agricultural area just west of where I-295 and the New Jersey Turnpike run parallel. There are also areas of wetlands scattered throughout the Borough. The Borough falls in the FEMA flood zones and the Nature Conservancy's Floodplains layer.

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

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

☐ 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:**

8. **Additional comments:**

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

Lindenwold Borough Cross-Acceptance Response Template

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

Section 1: Consistency with The Preliminary State Plan

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

☒ Most recent adopted Master Plan and any draft elements 11/2017
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 1979

☐ 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 1976

☐ Farmland Preservation/Agricultural Retention Plan

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

Stormwater Management Ordinance, 2021

Flood Damage Prevention Ordinance, 1990

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

Stormwater Pollution Prevention Plan, 2021

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 noticeable areas of forest on and around Berlin and Egg Harbor Roads as well as Lindenwold Park. There are other areas of agriculture, forest, and wetlands scattered throughout the Borough. 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?**

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

☒ 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?

There is a The Lindenwold Environmental Commission ("LEC").

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

8. **Additional comments:**

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

Magnolia Borough Cross-Acceptance Response Template

Your Name / Title: Steven M. Bach, PE, RA, PP, CME – Magnolia Borough Engineer

Your Email Address: sbach@bachdesigngroup.com

Section 1: Consistency with The Preliminary State Plan

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 1978
- ☒ Master Plan Reexamination Report(s) 3/28/2018
- ☐ Official Map pursuant to N.J.S.A. 55D-32
- ☐ Land use map
- ☒ Zoning Ordinance and other land development standards 6/1/1977
- ☒ Zoning map and schedule April 2018
- ☒ Redevelopment Plans 1/4/2023
- ☐ Approved Housing Element and Fair Share Plans
- ☐ Natural Resource Inventory
- ☒ Recreation and Open Space Inventory (ROSI) No date
- ☐ 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)

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

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.**

Magnolia Borough's plan is consistent with the ten goals stated in the Preliminary 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?**

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 Preliminary State Plan retains Magnolia Borough in Metropolitan Planning Area (PA1). No objection.

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 issues or recommendations.

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

No modifications to Magnolia Borough plan necessary.

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 or 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.**

No areas of sprawl identified. Vulnerable areas of flooding identified in the Camden County 2022 Hazard Mitigation Plan.

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

No.

☐ Open Space Plan

☐ Open Space Tax

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

☐ 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) Economic Development
- 2) Infrastructure
- 3) Revitalization and Recentering

8. **Additional comments:**

None

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

Borough of Merchantville Cross-Acceptance Response Template

Your Name / Title: Rebecca Callaway

Your Email Address: rcallaway@merchantvillenj.gov

Section 1: Consistency with The Preliminary State Plan

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)

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

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

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.**
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**

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

goals and priorities:

- 1) Redevelopment of the multi use path-install lighting, mill & overlay, install crosswalks, update accessories along the path
- 2) Redevelopment of the lot located on E. Park Ave into a pedestrian walkway and recreation area.
- 3) Improved irrigation system in Community Center park area to benefit the Community Garden and reduce flooding.

8. Additional comments:

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

Borough of Mount Ephraim Cross-Acceptance Response Template

Your Name / Title: Robert Scott Smith PLS, PP Borough Planning Board Planner

Your Email Address: rsmith@keyengineers.com

Section 1: Consistency with The Preliminary State Plan

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) 12-9-19
- ☐ Official Map pursuant to N.J.S.A. 55D-32
- ☒ Land use map 1977
- ☒ Zoning Ordinance and other land development standards 1972
- ☒ Zoning map and schedule
- ☒ Redevelopment Plans Redv. Study 7-2021 Redv Plans 11-2006
- ☒ Approved Housing Element and Fair Share Plans 8-3-2023
- ☐ 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)

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

Tree Removal Ord. 9-27-23

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 Borough of Mt. Ephraim moves toward several of the ten stated goals.

They are cognizant of the need to spur economic development acknowledging the inherent difficulties of having a limited commercial base consisting mostly of the storefronts along the Black Horse Pike (NJSH 168) and Kings Highway. (County Rte.551) The 2006 CCIA Redevelopment plan targeted both roads as an area to create a Central Business District.

The proposed redevelopment of the Sacred Heart Church into a viable mixed use redevelopment project continues to be the top priority for the Borough.

Infrastructure improvements are performed annually and consist of storm sewer replacements and municipal road reconstructions.

Revitalization and Recentering is the main goal for the redevelopment of Sacred Heart property. Recent plans for a Lidl Grocery on the site have been scuttled and new ideas are being solicited from redevelopers.

Natural and water resources of the Borough's are State regulated and thus protected

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 Borough's planning actions are not inconsistent with the proposed State Plan goals and objectives. The Borough typifies the Metropolitan PA-1 characteristics.

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 change from the original State Plan. The Borough will remain in the Metropolitan PA-1 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.**

No issues with 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.**

The Borough's actions and current redevelopment plans are consistent with PA-1 goals.

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**

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.

No comments.

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 is not possible due to the built-out conditions of this very old community. Environmentally sensitive areas are already protected by State and Federal regulations governing activities in wetlands and documented flood hazard areas.

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) Continued evaluation of incoming redevelopment proposals for the Sacred Heart Redevelopment Area.
- 2) Explore additional compatible uses in the Community Commercial Redevelopment Area along the Black Horse Pike and
- 3) Continue vigilant enforcement action on properties in violation by the newly formed Mount Ephraim Code Enforcement Bureau.

8. **Additional comments:**

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

Oaklyn Borough Cross-Acceptance Response Template

Your Name / Title: Robert Scott Smith

Your Email Address: rsmith@keyengineers.com

Section 1: Consistency with The Preliminary State Plan

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 July 1965
- ☒ Master Plan Reexamination Report(s) 1996, 2003, 2009 and 2022
- ☐ 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 2002, 2003, 2014, 2023, 2024.
- ☐ 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 Environmental Sensitivity and Flood protection 1991 and 2023
- ☐ Farmland Preservation/Agricultural Retention Plan
- ☐ Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

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, Infrastructure Improvement, Revitalization and Recentering, Natural and Water Resources, Pollution and Environmental Cleanup to encourage redevelopment.

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 Borough's actions, multiple redevelopment plans and reliance on the available redevelopment tools are consistent

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 State Planning Areas, particularly Metropolitan PA-1 perfectly suit the future capabilities for future development and redevelopment.

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 specific issues or recommendations are being made. The Borough of Oaklyn has maintained their economic viability by targeting properties in need of development and preparing redevelopment plans starting in 2002 and as recently as 2024.

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

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.**

No comments.

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.**

Waterfront properties along Newton and Peters Creek. Inappropriate development in those areas is essentially already controlled by existing NJDEP rules and regulations regarding wetlands, waterways, riparian zones and flood hazard areas.

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

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?

Unaware of the benefits of joining Sustainable Jersey. A Tree Commission was recently formed. An Environmental Commission was formed circa 1995 but was later disbanded.

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

- 1) Redevelopment projects
- 2) Enhancing the quality of life for Borough residents through enforcement of property maintenance codes and enacting land use ordinance amendments that provide for more sensible bulk requirements.
- 3) Maintaining and advancing the development of additional recreational opportunities.

8. **Additional comments:**

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

Township of Pennsauken Cross-Acceptance Response Template

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

Section 1: Consistency with The Preliminary State Plan

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

☒ Most recent adopted Master Plan and any draft elements 2002
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 1979

☐ 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 2024

☐ 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, 6/9/2006

Stormwater Pollution Prevention Plan, March 2005

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

Flood Damage Prevention Ordinance, 1979

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 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 done to protect them.**

According to the State Plan Policy Map's Land Resource Impacts layer, there are areas of forest and wetlands scattered around the Township. There is a concentration of forest along both the north-south and east-west train tracks. The Township also 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?**

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

☒ 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?

The Township has an Environmental Commission and a Shade Tree Commission.

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

8. **Additional comments:**

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

Borough of Pine Hill Cross-Acceptance Response Template

This was completed on behalf of Pine Hill by Camden County's planning consultant based on publicly available information.

Section 1: Consistency with The Preliminary State Plan

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

☒ Most recent adopted Master Plan and any draft elements 2020-21
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 1995

☐ Zoning map and schedule

☐ Redevelopment Plans

☒ Approved Housing Element and Fair Share Plans 2020-21

☐ 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 1995

☐ Farmland Preservation/Agricultural Retention 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

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

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 is a concentration of forest in the western portion in the central part of the Borough, near Hickstown Road and Ski Mountain Drive. There is a concentration of agriculture in the eastern portion of the Borough off of Watsontown – New Freedom Road. There are also notable areas of forest and agriculture in and around the Pine Valley Golf Club. There are smaller areas of agriculture, forest, and wetlands scattered throughout the Borough. The Borough falls in the 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 - 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?

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

The Borough has an environmental commission.

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

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

Borough of Runnemede Cross-Acceptance Response Template

Your Name / Title: Steven M. Bach, PE, RA, PP, CME – Runnemede Borough Engineer

Your Email Address: sbach@bachdesigngroup.com

Section 1: Consistency with The Preliminary State Plan

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 2/12/1992
- ☒ Master Plan Reexamination Report(s) 3/14/2018
- ☐ Official Map pursuant to N.J.S.A. 55D-32
- ☐ Land use map
- ☒ Zoning Ordinance and other land development standards 1/2/1979
- ☒ Zoning map and schedule 12/30/2014
- ☒ Redevelopment Plans 5/2/2023
- ☒ Approved Housing Element and Fair Share Plans 6/14/2006
- ☐ Natural Resource Inventory
- ☒ Recreation and Open Space Inventory (ROSI) No date
- ☐ 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 municipal and county plans have incorporated key concepts and policy objectives.

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

Runnemede Borough's plan is consistent with the ten goals stated in the Preliminary 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?**

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 Preliminary State Plan retains Runnemede Borough in Metropolitan Planning Area (PA1). No objection.

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 issues or recommendations.

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

No modifications to Runnemede Borough plan necessary.

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 or 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.**

No areas of sprawl identified. Vulnerable areas of flooding identified in the Camden County 2022 Hazard Mitigation Plan.

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

No

☐ Open Space Plan

☐ Open Space Tax

☐ Other

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

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

☒ 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) Economic Development
- 2) Infrastructure
- 3) Revitalization and Recentering

8. Additional comments:

None

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE
May 2025

Somerdale Borough
Cross-Acceptance Response Template

Your Name / Title: Robert Scott Smith

Your Email Address: rsmith@keyengineers.com

Section 1: Consistency with The Preliminary State Plan

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 1965
- ☒ Master Plan Reexamination Report(s) June 2017, 2009, 2003, 1995
- ☐ 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 CooperTowne Redv. Plan 2009, OLG Redv. Plan 2019
- ☒ Approved Housing Element and Fair Share Plans 2008
- ☐ Natural Resource Inventory
- ☒ Recreation and Open Space Inventory (ROSI) 2005
- ☒ 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)

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

Strmwt. Plan 2021

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 Borough of Somerdale's aggressive commercial and residential redevelopment planning, recreational improvements and their annual roads, and infrastructure improvement programs incorporate the key concepts of economic development, housing, infrastructure, revitalization and re-centering and natural and water resources 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?**

The Borough's actions are not inconsistent with the State goals.

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's redevelopment planning efforts are very much in line with the goals of the PA-1 Metropolitan Planning Area. Starting in 2002 their efforts have created economic viability and restore ailing properties.

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 comments.

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

As a PA-1 Metropolitan area, the Borough's past and current development planning efforts require no modifications to create a greater degree of consistency 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.

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's has limited natural open space along the Cooper Creek and Gravelly Run and stream corridors. Steps have been taken to stabilize slopes along Gravelly Run and a small park with walking trails was created with Green Acres assistance.

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

Current NJDEP rules governing wetlands, stream corridors, riparian zones and flood hazard areas, achieve the effect of protecting these areas from sprawl.

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) Continue with redevelopment studies and efforts along the US 30 (White Horse Pike) corridor to improve economic viability and aesthetics.
- 2) Encourage and assist by any appropriate means with the completion of the Our Lady of Grace Redevelopment project, including the future construction of a proposed multi-story apartment building and finding users for the available former church sanctuary space.
- 3) Review current ordinances and redevelopment plans to encourage interest in available properties.

8. **Additional comments:**

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

Stratford Borough Cross-Acceptance Response Template

Your Name / Title: Steven M. Bach, PE, RA, PP, CME – Stratford Borough Engineer; John D Keenan Jr Borough Administrator

Your Email Address: sbach@bachdesigngroup.com; johnkeen@stratfordnj.org

Section 1: Consistency with The Preliminary State Plan

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 2006
- ☒ Master Plan Reexamination Report(s) May 2016
- ☒ Official Map pursuant to N.J.S.A. 55D-32
- ☒ Land use map
- ☒ Zoning Ordinance and other land development standards 1979
- ☒ Zoning map and schedule June 2016
- ☒ Redevelopment Plans 12/12/2023
- ☒ Approved Housing Element and Fair Share Plans 12/1/2015
- ☐ Natural Resource Inventory
- ☒ Recreation and Open Space Inventory (ROSI) No date
- ☒ 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)

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

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.**

Stratford Borough's plan is consistent with the ten goals stated in the Preliminary 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?**

Our documents expire in May 2026 at which time our professionals will guide us accordingly.

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 Preliminary State Plan retains Stratford Borough in Metropolitan Planning Area (PA1). No objection.

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 issues or recommendations.

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

No modifications to Stratford Borough plan necessary.

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 or 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.**

No areas of sprawl identified. Vulnerable areas of flooding identified in the Camden County 2022 Hazard Mitigation Plan.

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

No.

☒ Open Space Plan

☒ Open Space Tax

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

☐ 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) Economic Development
- 2) Infrastructure
- 3) Revitalization and Recentering
- 4) Continue to maintain the existing housing/commercial stock.
- 5) Look for possible areas of growth in a town mostly build out.
- 6) To try and increase tax revenue

8. **Additional comments:**

None

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

Borough of Tavistock Cross-Acceptance Response Template

Your Name / Title: Denise Moules, RMC

Your Email Address: clerk@tavistocknj.org

Section 1: Consistency with The Preliminary State Plan

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)

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.

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

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 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
 - ☐ 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:**

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

Voorhees Township Cross-Acceptance Response Template

Your Name / Title: Rashane Thapa / Technical Assistant Land Use & Planning Board Secretary

Your Email Address: rthapa@voorheesnj.com

Section 1: Consistency with The Preliminary State Plan

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 | 1987 (Comprehensive Master Plan), 1998 (Master Plan Update), further updates/re-examinations in recent years, New Housing Element currently being considered |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s) | 2022 (most recent re-examination/update) |
| <input type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32 | See additional comments |
| <input checked="" type="checkbox"/> Land use map | 2019 (Properties Map showing Property Use/Type), 2022 (Land Use Map, included in 2022 MP Reexamination) |
| <input checked="" type="checkbox"/> Zoning Ordinance and other land development standards | 2015 (most ZO provision updates), 2023, 2024 (latest amendments to certain sections) |
| <input checked="" type="checkbox"/> Zoning map and schedule | 2023 |
| <input checked="" type="checkbox"/> Redevelopment Plans | 2022 (in master plan re-examination, see additional comments) |

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

<input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans	2004, with updates to Housing Element currently underway
<input checked="" type="checkbox"/> Natural Resource Inventory	2013
<input checked="" type="checkbox"/> Recreation and Open Space Inventory (ROSI)	2004 (Open Space & Recreation Plan), 2016 (Open Space Map)
<input checked="" type="checkbox"/> Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL)	2020 (Fair Share Housing Report), 2022 (Master Plan Re-examination)
<input type="checkbox"/> Resource protection ordinances	See additional comments
<input type="checkbox"/> Farmland Preservation/Agricultural Retention Plan	See additional comments
<input checked="" type="checkbox"/> Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)	2012 (Flood Map) 2020, 2023 (Bicycle Route Plan, adopted 2020, most recently revised 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.

For Voorhees Township plans, the goals of the preliminary state plan align quite well with the comprehensive goals and objectives noted in the most recent update to the master plan of the township (Master Plan Re-examination 2022). Specifically, the following goals from the Comprehensive Goals section of the MP reexamination 2022 are directly relevant to and contribute to the state plan goals (corresponding relevant state plan goals are noted in parentheses):

- To continue to be a stable and diverse suburban community through the provision of a balanced land use pattern (Equity, Sound and Integrated Planning)
- Encourage the development of both active and passive recreation opportunities for the community, while maintaining sensitivity to environmental and cultural resources (Natural and Water Resources, Historic and Scenic Resources)
- To maintain and enhance a thriving local economy that encourages the provision of more cost-effective public services in order to improve the quality of life for Voorhees residents (Economic Development)
- To encourage the establishment of policies, codes and standards that promote the use of sustainable development practices, including but not limited to: infrastructure, public and private buildings, open space and recreation, local waste and recycling among other things (Sound and Integrated Planning,

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

most general goals)

Additionally, the following objectives from the Comprehensive Objectives section of the MP reexamination 2022 are also directly relevant to and contribute to the state plan goals (corresponding relevant state plan goals are noted in parentheses):

- To encourage the redevelopment and revitalization of vacant or underutilized properties, and the rehabilitation and restoration of brownfields and/or contaminated properties (Revitalization and Recentering, Pollution and Environmental Cleanup, Sound and Integrated Planning)
- To promote energy efficiency, conservation and increased use of renewable energy to reduce waste and increase recycling; to reduce the use of hazardous materials and eliminate toxic substances; to reduce greenhouse gas emissions and to plan for mitigating the effects of climate change (Climate Change, Pollution and Environmental Cleanup)
- Encourage the utilization of innovative and creative approaches in order to facilitate the provision of housing for low, moderate, and work force housing opportunities and choices, which will enhance the quality and contribute to the value of the community (Housing, Equity)
- To promote the expansion of pedestrian interconnection among neighborhoods, shopping areas, community centers, and schools throughout the community (Infrastructure, Equity)

As noted above, the comprehensive goals and objectives from the Voorhees Township 2022 MP reexamination address all ten of the State goals. From the notes in the Changes to Problems and Objectives section of the 2022 MP Reexamination as well, Voorhees Township has taken and continues to take impactful action towards the goals and objectives laid out, several of which again align very well with and support the goals of the Preliminary State Plan.

Some actions the township has taken towards accomplishing its goals and objectives include the following: In the last couple of years several vacant/underutilized properties within the township have been redeveloped for use by new businesses and housing developments, including some that fit within the category of affordable housing. For a number of years the township has also been actively participating in a Safe Routes to School program and has an interconnected system of bike paths throughout the township to enhance bike friendly transportation within the community. The township has expanded bike infrastructure so there are now a total of 29.24 miles of bike paths within the township (2022). In the last year as well Voorhees Township has been working towards further expanding bike paths/routes in certain areas of the municipality. Also, since the time of the previous 2012 MP reexamination, the township has made numerous updates and modifications to its land development ordinance that progress sustainable development practices and bring regulations more in line with contemporary conditions of the community. Since the 2022 MP reexamination as well, efforts are ongoing to enact further amendments/updates to the Zoning Ordinance.

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?**

Based on the current preliminary State Development/Redevelopment Plan and the responses provided in the previous question, the goals and objectives of Voorhees Township are very well aligned with the State goals. Also, to help the township maintain alignment with the State goals in the future, there are particular portions

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

of the comprehensive goals and objectives noted in the 2022 MP reexamination that the township will continue to focus on and work to accomplish, such as continuing to establish policies, codes and standards that promote the use of sustainable development practices, and facilitating the provision of housing, especially for low income households.

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

There are two state planning areas that are designated within Voorhees Township, according to the 2013 Natural Resources Inventory: The Metropolitan Planning Area (PA1), and Suburban Planning Area (PA2). The largest coverage in the township is the Metropolitan Planning Area. The NRI does also note that State Planning Areas generally do not coincide with boundaries of the township but extend into adjacent municipalities. Based on the descriptions of these planning areas in the State plan, these areas seem to be the most applicable to the township and suit the development goals of the township well. In particular, the township's goals to continue encouraging mixed use and pedestrian-friendly development as well as progressing the revitalization of existing business/community centers aligns with the listed intents of both the Metropolitan and Suburban planning areas from the state plan.

Based on more recent township documentation and maps as well as the current State Plan Policy Map, there are also some areas of the municipality that fall within the Rural and Rural Environmentally Sensitive planning areas, but these areas are notably smaller and more dispersed across the township compared to the PA1 and PA2 planning areas. For future development, it is likely that the current designated State Planning Areas will continue to be the most applicable to Voorhees as it remains predominantly suburban residential in land use, with business and public/quasipublic the next most present uses.

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.**

In general, the preliminary state plan in its current form meshes very well with the goals, objectives, and future vision of development of Voorhees Township. As noted in earlier responses, the ten goals of the state plan are all reflected across the comprehensive goals and objectives in the latest version of the master plan of Voorhees Township, and present as well as future development appears to align quite well with the established state planning areas designated within the township.

For the centers/nodes and environs component of the state plan, as Voorhees continues to redevelop and revitalize existing commercial and community centers/hubs, the definitions and descriptions of these portions of the state plan will likely aid the township in implementing more effective policy to accomplish these goals and produce improved outcomes for Voorhees residents. As such, one recommendation for the state plan that could support the township in this goal would be to possibly include information about strategies on the interaction between centers/nodes and environs, particularly for regional and town-type centers and within the Metropolitan and Suburban State planning areas. This would be beneficial for Voorhees Township as a few specific areas in the municipality have been designated as areas in need of redevelopment, many of which fit or are close to fitting the state plan's definition of a center (such as the

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

Voorhees Town Center and Main Street areas of the township). However, even the existing provisions on nodes/centers and environs in the state plan are an ample resource for Voorhees in further fostering growth of commercial/community centers within the township.

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

Voorhees Township has noted in its 2022 master plan reexamination the extent to which the comprehensive goals and objectives have progressed or how they will progress in the future. As these goals and objectives are in line with the goals of the state plan, their advancement will also contribute to those noted in 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.**

As it is used rather extensively in township reports/plans such as the master plan reexamination and natural resources inventory, keeping the most current data readily available from state and county/regional agencies such as the New Jersey Department of Environmental Protection (NJDEP), New Jersey Geographic Information Network (NJGIN), and Delaware Valley Regional Planning Commission (DVRPC), to name a few, would be of great assistance to the township as such data is immensely beneficial for updating township plans and reports and working towards accomplishing community goals and objectives, which once again align with the goals of the state plan. Having this data easily accessible and in its most current version from department/agency websites helps streamline the townships' processes to complete the most accurate and up to date plans and reports.

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.**

Within Voorhees Township there are a number of areas where sprawl is likely present, as the metropolitan and suburban state planning areas are designated in the township. However, with recent developments in the township most businesses have been established in existing commercial centers, helping limit sprawl. Additionally, several areas of the township that fit the state plan's definitions of centers/nodes have been identified in the latest MP reexamination as areas in need of redevelopment, including the Main Street and Voorhees Town Center areas. Regarding flood areas, the township has a flood map and the 2013 natural resources inventory also directs readers to FEMA's flood mapping program for further information.

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

☒ Open Space Plan

☐ Open Space Tax

☐ Other

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

6. Is the municipality a member of Sustainable Jersey?

☐ Yes

☒ No (current status; see below)

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?

At present, Voorhees Township has an Environmental Commission though it has not been fully active since 2022. The Township was previously a member of Sustainable Jersey, with the most recent certification being from 2019, when the township received silver certification. However, it is currently the intention of the Township to re-obtain Sustainable Jersey Certification in the near future.

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

- 1) Develop and sustain long-term vitality of key commercial/retail as well as community areas through unified streetscapes, building facades, walkways, landscaping, and improving vehicular and pedestrian circulation
- 2) Encourage the redevelopment and revitalization of vacant or underutilized properties, and the rehabilitation and restoration of brownfields and/or contaminated properties
- 3) Promote new development that will create and sustain attractive, safe neighborhoods guided by existing community standards and that will enhance rather than detract from neighboring areas in terms of open space, parking, local and regional access and overall aesthetics

The above goals/priorities are primarily based on the Specific Goals section of the 2022 Master Plan Reexamination, which identifies six different specific goals that were also included in the 2012 MP reexamination and were determined to all still be relevant.

8. Additional comments:

Municipality Documents

Official Map pursuant to N.J.S.A. 55D-32: While the township has a number of maps that show streets and drainage areas (i.e. street and properties maps, flood map), it does not currently have an official map per the referenced statute. The land use map of the township is, however referenced in the 2022 Master Plan Reexamination. It is possible that the township will also adopt an official map in the future.

Zoning Ordinance/Land Development Standards: There are currently efforts to edit and update various portions of Voorhees Township's Zoning ordinance/Land Development Standards (for instance, the permitted/conditional uses of some zones may be updated, and former uses that no longer reflect contemporary conditions of the zone may be removed). This has been an ongoing effort by the township for the past couple of years, and while a definitive timeframe cannot be provided at present, the township aims to update these portions of its ordinance as soon as realistically possible.

Redevelopment Plans: Voorhees Township has identified a number of geographic areas within the township that are in need of redevelopment, each of which are described in detail in the 2022 Master Plan Re-

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

examination report.

Resource Protection Ordinances & Farmland Preservation and Agricultural Retention Plan: Currently, our office has not found records of such municipal documents, however it is possible that forms of these documents have been adopted/utilized by the township in the past, and they simply haven't been updated in recent years. For the Farmland Preservation and Agricultural Retention Plan it is also possible that the township does not have this document, seeing as the majority of the land uses of the township fall within residential or business. Also, the township's 2013 natural resources inventory notes that while some farmland exists within the township, the majority of these potential farmland areas overlap with residential areas and therefore would likely not be considered farmland on their own.

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

Waterford Township Cross-Acceptance Response Template

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

Section 1: Consistency with The Preliminary State Plan

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

☒ Most recent adopted Master Plan and any draft elements 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 2004

☒ Zoning map and schedule 2013

☐ Redevelopment Plans

☐ Approved Housing Element and Fair Share Plans

☒ Natural Resource Inventory 2021

☐ 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)

Wharton State Forest Motorized Access Plan (M.A.P.), 2020

Stormwater Pollution Prevention Plan, 2023

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

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.**
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 in the center of the Township towards the southwest as well as scattered areas of agriculture towards the northwest portion of the Township. There is also a concentration of forest in the northwest portion, although forest and wetlands are scattered throughout. The Township falls in the 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.

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

7. **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?

The Township has an Environmental Commission and Green Team.

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

9. **Additional comments:**

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

Winslow Township Cross-Acceptance Response Template

Your Name / Title: Nathan Foote, Senior Planner, CME Associates

Your Email Address: nfoote@cmeusa1.com

Section 1: Consistency with The Preliminary State Plan

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

☒ Most recent adopted Master Plan and any draft elements 2000
currently being considered

☒ Master Plan Reexamination Report(s) 2019

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

☐ Land use map

☒ Zoning Ordinance and other land development standards 1989

☒ Zoning map and schedule 2022

☒ Redevelopment Plans 2022

☒ Approved Housing Element and Fair Share Plans 2016

☐ 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 2024

☐ Farmland Preservation/Agricultural Retention Plan

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

SWMP: 2006 (rev. 2022)

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

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.**

Winslow has a high degree of consistency with the PSDRP, especially as related to economic, housing, and conservation goals. In its Non-Pinelands zoning Winslow provides for a variety of commercial enterprises and housing types, and provides a conservation zone in appropriate locations. The conservation zone also assists in protecting scenic resources. With infrastructure, Winslow adopted a revised Stormwater Management Plan and ordinance measures, which also assist with conservation, water resource protection and pollution prevention efforts. While Winslow is not home to any NRHP historic sites, it requires Planning Board review of development on any site that may be so listed and that it may recommend designation of historic sites. Winslow is also committed to ensuring public engagement in all parts of the planning process and in providing its fair share of quality affordable housing. It is also committed to working with County and State agencies to ensure best planning practices.

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?**

As a suburban municipality, Winslow has not “re-centered” as much as other more urban areas have done. The Township is still largely auto-centric and will need to take steps to enhance other modes of transportation, especially pedestrian-friendly infrastructure connecting new housing developments to proposed and existing commercial areas. The Township can also do more to promote energy efficiency by providing requirements and/or incentives for green building practices. Winslow will also strive to identify and protect historic resources. The Township is currently in the process of drafting an updated Land Use Element, which will be adopted by Summer 2025. This will lay the groundwork for updates to modernize the Zoning Ordinance and incorporate the above noted goals, which should be accomplished by 2026.

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 well. We do not think any changes are necessary at this time.

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.**

As a municipality that straddles the border of Non-Pinelands and Pinelands areas, the State Plan should more comprehensively address the needs for balancing development with conservation. As it stands, the Preliminary State Plan appears to “silo” the two considerations with different sets of goals and objectives. While a certain degree of separation is required to keep goals coherent, it would be good to include discussion of how economic and housing growth and development can and should be balanced with conservation, especially in light of current affordable housing obligations which will drive further development.

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

This Cross-Acceptance process comes at a fortuitous time for Winslow, as the Township is currently in the process of drafting an updated Master Plan, which will include the required Land Use Element and climate

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

change impact assessment. It is therefore possible to update the Township's goals and objectives through this process to more closely align with the State Plan, in areas where greater consistency is needed (such as in "revitalizing and recentering" and promoting other means of conservation and energy efficiency). The update of the Master Plan will be followed soon after by Zoning Ordinance updates for the Non-Pinelands area. Goals and objectives will be updated with items relating to those discussed in other responses. Ordinance revisions will provide requirements for additional modes of transportation, energy efficiency, and historic resources.

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.**

Winslow straddles the border between the Pinelands and the Non-Pinelands areas of the State. In fact, over 3/4 of the Township is located in the Pinelands. And yet, the State Plan does not incorporate Pinelands discussions. While this is somewhat understandable, greater dialogue with the Pinelands should be incorporated into future State Plans. Additionally, more help is needed for transportation infrastructure in municipalities like Winslow, even as steps are taken at the local level to implement other modes of transportation. The sewer service area should also be expanded.

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 greatest risk of flooding comes from the Great Egg Harbor River, which runs northwest to southeast through Winslow, bisecting the Township and forming the border between the Pinelands and Non-Pinelands areas. On the Non-Pinelands side of the river, the area is zoned into a recreation and conservation district which restricts development in the area. In the Non-Pinelands area, much of the development occurs to the south of Erial Road, especially in the Sicklerville area (centered on the intersection of Sicklerville Road and Williamstown-New Freedom Road). While there are larger areas that may be developed, much future development will take place as in-fill development.

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?

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

While Winslow is registered with Sustainable Jersey, it is not a certified community. However, it does have an Environmental Commission that meets once a month to review applications. Currently the Vice Chair of the Planning Board also sits on the Environmental Commission, thus creating at least one firm link between the two bodies.

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

- 1) Enhance and beautify the connectivity of land uses
- 2) Continue to preserve natural resources
- 3) Improve and expand infrastructure (such as roads and sewer service)

8. **Additional comments:**

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

Woodlynne Borough Cross-Acceptance Response Template

Your Name / Title: Steven M. Bach, PE, RA, PP, CME – Woodlynne Borough Engineer

Your Email Address: sbach@bachdesigngroup.com

Section 1: Consistency with The Preliminary State Plan

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) November 2020
- ☐ Official Map pursuant to N.J.S.A. 55D-32
- ☐ Land use map
- ☒ Zoning Ordinance and other land development standards 2/10/1983
- ☒ Zoning map and schedule 2015
- ☒ Redevelopment Plans 2/24/2005
- ☐ 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 municipal and county plans have incorporated key concepts and policy objectives.

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

Woodlynne Borough's plan is consistent with the ten goals stated in the Preliminary 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?**

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 Preliminary State Plan retains Woodlynne Borough in Metropolitan Planning Area (PA1). No objection.

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 issues or recommendations.

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

No modifications to Woodlynne Borough plan necessary.

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 or 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.**

No areas of sprawl identified. Vulnerable areas of flooding identified in the Camden County 2022 Hazard Mitigation Plan.

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

No.

☐ Open Space Plan

☐ Open Space Tax

☐ Other

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

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) Economic Development
- 2) Infrastructure
- 3) Revitalization and Recentering

8. **Additional comments:**

None

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

Appendix B. 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 (LRHL)	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
Audubon Borough	X			X	X	X	X	X				X	
Audubon Park Borough													
Barrington Borough	X				X	X						X	
Bellmawr Borough	X	X	X	X	X	X	X	X				X	
Berlin Borough	X		X	X	X		X			X		X	X
Berlin Township	X		X	X	X	X	X		X	X		X	X
Brooklawn Borough	X			X	X	X			X			X	X
Camden City	X			X	X	X		X	X	X	X	X	X
Cherry Hill Township	X	X	X	X	X	X	X	X		X	X	X	X
Chesilhurst Borough	X			X	X	X		X				X	
Clementon Borough	X			X	X	X		X			X	X	
Collingswood Borough	X			X	X	X	X	X	X		X	X	X
Gibbsboro Borough	X		X	X	X	X	X			X		X	X
Gloucester City	X			X	X	X		X				X	
Gloucester Township	X		X		X	X	X	X	X		X	X	X
Haddon Township	X		X	X	X							X	X
Haddon Heights Borough	X	X		X	X	X	X	X				X	
Haddonfield Borough	X	X	X	X	X		X	X	X		X	X	X
Hi-Nella Borough										X		X	X
Laurel Springs Borough	X			X	X	X				X		X	X

CAMDEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

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 (LRHL)	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
Lawnside Borough	X			X	X	X				X		X	X
Lindenwold Borough	X			X						X		X	X
Magnolia Borough	X			X	X	X		X				X	
Merchantville Borough	X	X	X	X	X	X	X		X			X	X
Mount Ephraim Borough	X		X	X	X	X	X		X	X		X	X
Oaklyn Borough	X		X	X	X	X			X	X			
Pennsauken Township	X			X						X		X	X
Pine Hill Borough	X			X			X			X		X	X
Runnemede Borough	X			X	X	X	X	X				X	
Somerdale Borough	X			X	X	X	X	X	X		X	X	X
Stratford Borough	X	X	X	X	X	X	X	X	X		X	X	X
Tavistock Borough	X										X		
Voorhees Township	X		X	X	X	X	X	X	X		X		X
Waterford Township	X			X	X			X				X	X
Winslow Township	X			X	X	X	X		X	X		X	X
Woodlynne	X			X	X	X						X	

Appendix B. Camden County Mapping Documentation

County	Municipality	Response #	Imagery (Provided)	Explanation	Completed Layout	Notes
Camden	Borough of Haddonfield	1		<p>This is residential/office space. It is not an environmentally sensitive area.</p>	Borough of Haddonfield	