

**RESOLUTION AUTHORIZING THE SUBMISSION OF THE GLOUCESTER COUNTY  
CROSS-ACCEPTANCE RESPONSE FOR THE NEW JERSEY STATE  
DEVELOPMENT & REDEVELOPMENT PLAN**

**WHEREAS**, the New Jersey State Planning Act (N.J.S.A.52:18A-196) calls for the periodic revision and readopting of the State Development and Redevelopment Plan (SDRP); and

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

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

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

**WHEREAS**, the County of Gloucester, 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 August 21<sup>st</sup>, 2024, thereby, authorizing the Gloucester County Planning Board to participate in Cross Acceptance as the designated Negotiating Entity for the County of Gloucester and its municipalities; and

**WHEREAS**, Gloucester County's Work Program, which articulated the responsibilities of the Negotiating Entity throughout Cross Acceptance, was approved by OPA on February 28<sup>th</sup>, 2025; and

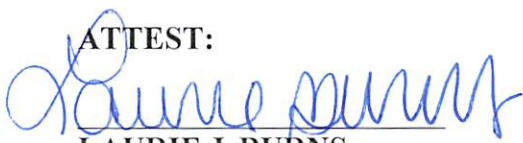
**WHEREAS**, in said Work Program, the County of Gloucester agreed to submit comment to the SPC on the findings, recommendations, objections, and other information as set forth in the Cross Acceptance Response Template (CART); and

**WHEREAS**, the Gloucester County Planning Board, in its role as Negotiating Entity for the County of Gloucester, has prepared a Cross Acceptance Response summarizing the comments on the Preliminary SDRP of the County of Gloucester and of the twenty-four municipalities.

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

**ADOPTED** at a regular meeting of the Board of County Commissioners of the County of Gloucester held on Wednesday, June 4, 2025 at Woodbury, New Jersey.

**ATTEST:**

  
**LAURIE J. BURNS,**  
**CLERK OF THE BOARD**



**COUNTY OF GLOUCESTER**

  
**FRANK J. DIMARCO, DIRECTOR**

# GLOUCESTER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

## Introduction

This Gloucester 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 Gloucester 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 Gloucester County with the Cross Acceptance Process.

This Gloucester 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 24 municipalities within Gloucester County, along with representative consultants, and Gloucester County officials, were invited to participate in the Cross Acceptance Process, with the following opportunities for participation.

### 1. Meetings

- Gloucester County offered a virtual Cross Acceptance Kick-Off meeting on August 28, 2024.
- The Gloucester County Cross Acceptance Public Meeting, hosted by the Office of Planning Advocacy, New Jersey Business Action Center, occurred in person on March 25, 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.



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### Key Takeaways from the Cross Acceptance Process in Gloucester County

#### Overview

- A total of 5 out of 24 municipalities submitted a CART.
- A total of 19 out of 24 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 24 municipalities submitted mapping feedback suggesting changes to the State Plan Policy Map.
- A total of 23 out of 24 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:*

- Municipalities are generally aligned with the State Plan goals.

##### *Alignment with Planning Area Designations:*

- 1 out of 24 municipalities provided mapping changes based on the State Plan Policy Map designations.

#### 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:

##### *Disagreement with Planning Area Designations:*

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



# **GLOUCESTER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE**

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### **Municipal Mapping Feedback and CARTs included in Gloucester County**

- Borough of Clayton CART
- Township of Deptford CART
- East Greenwich Township CART
- Township of Elk CART
- Township of Franklin CART
- Borough of Glassboro CART
- Township of Greenwich CART
- Township of Harrison CART
- Township of Logan CART
- Township of Mantua CART
- Township of Monroe CART
- Borough of Pitman CART
- Township of South Harrison CART
- Borough of Swedesboro CART
- Township of Washington CART
- Borough of Wenonah
  - Mapping Feedback
  - CART
- Township of West Deptford CART
- Borough of Westville CART
- City of Woodbury CART
- Borough of Woodbury Heights CART
- Township of Woolwich CART

Note: The Boroughs of National Park, Newfield, and Paulsboro did not have accessible master plan documents, so a CART review was not completed for these municipalities.

### **Appendix A. Gloucester County Mapping Documentation**



# GLOUCESTER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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## Gloucester County Cross-Acceptance Response Template

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### 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                                 | 1982 – Development Management Plan |
| <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  | 2024                               |
| <input type="checkbox"/> Land use map   | Click or tap to enter a date.      |
| <input type="checkbox"/> Zoning Ordinance and other land development standards  | Click or tap to enter a date.      |
| <input type="checkbox"/> Zoning map and schedule  |                                    |
| <input type="checkbox"/> Redevelopment Plans  |                                    |
| <input type="checkbox"/> Approved Housing Element and Fair Share Plans  |                                    |
| <input type="checkbox"/> Natural Resource Inventory   |                                    |
| <input type="checkbox"/> Recreation and Open Space Inventory (ROSI)   | Click or tap to enter a date.      |
| <input type="checkbox"/> Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL)               | Click or tap to enter a date.      |
| <input type="checkbox"/> Resource protection ordinances   | Click or tap to enter a date.      |
| <input checked="" type="checkbox"/> Farmland Preservation/Agricultural Retention Plan   | 1/14/2025                          |
| <input type="checkbox"/> Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan) | 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 current county master plan is severely outdated and not a valid document to be properly examined for this process.

**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?**





# GLOUCESTER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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The County is planning on updating the County Master Plan soon and will incorporate goals consistent with the State Plan. The plan will be updated in partnership with DVRPC set to start in 2025.

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

Overall county wide I believe they are supported. Gloucester County is a heavily developing county and many site-specific sewer amendments have been made across the county. With that being said I believe there are ample areas that may be a PA3 or PA5 that have received sewer service and should be evaluated. Many municipal partners did not allocate funding to evaluate this and the County does not have the staffing to evaluate all the planning areas for each municipality.

## 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.**

The coordination and communication between state agencies is extremely poor and not an experience anyone wants to have. The communication can even be poor between interdepartmental coordination. Also in regards to getting a sewer service area adopted by NJDEP is impossible. By the time you get through the update using the new landscape version DEP publishes they publish another one and tell you that you have to use the new one published. There has to be a control put in order for that not to be aloud the amount of money I am sure counties across the state have wasted for dep to not adopt the work done is horrible. The county has also experienced multiple different times with DOT where the county is taking over projects on DOT's behalf because "the project isn't on their radar". We have had to redo multiple intersections with terrible levels of service on their behalf. We have also had projects shut down after permits have been issued to construct just for an inspection to be done during construction that has shut the project down for over a year and we have a project a quarter of the way complete. The overall coordination and communication needs to be improved.



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To make this process more efficient and effective reexamination should be done on a regional basis North, Central and South as all of those areas have completely different characteristics as well although a small state we have vastly different landscapes from North to South.

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.**

Our river communities are a concern and although we worry about sea level rise along our shore points our river communities are also feeling the same affects. There needs to be funding allocated to improve retaining walls, dams, slush gates along the river to help mitigate some major issues developing along our river communities. DEP also needs to focus on removing silting along the river coming from creeks that feed the river and removing blockages. We had a road flooded for a month straight a year ago do to a slush gate being clogged up with debris and silt from the river washing it in.

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?**

Sustainable Jersey does not have a program for Counties.

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

- **Provide general guidelines to the County's future development**
- **To work with the County's municipalities in their efforts of implementing sound land use management decisions**
- **To preserve the County's essential, sensitive, natural resources**
- **To encourage the continued growth of a viable, diversified County economic base**
- **To provide adequate housing opportunities for all portions of the County's population**
- **To maintain and enhance the County's existing urban areas**
- **To encourage a growth pattern that will concentrate rather than disperse development throughout the County**
- **To preserve and enhance the existing rural, agricultural areas of the County.**



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## 8. **Additional comments:**

If anything were to come of this plan update I hope it is policy changes at all levels of state government and reducing some of the extensive regulations every office has at the state level. We all think about the environment and how it impacts our region this is no longer the industrial age this is an age where smart development is occurring and history has shown us the proper way to do it and the nonproper way. I would also recommend having a representative or office from every agency as a point of contact for each region south, central and north. That way issues are raised properly and things are not getting buried as has happened for quite some time.





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## Borough of Clayton Cross-Acceptance Response Template

*This was completed on behalf of the Borough of Clayton by Gloucester County's planning consultant based on publicly available information.*

### Section 1: Consistency with The Preliminary State Plan

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

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

- |  |                   |
|--|-------------------|
| <input checked="" type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered  | No date available |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s)  | 2017              |
| <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  | 1988              |
| <input checked="" type="checkbox"/> Zoning map and schedule  | 10/08/2018        |
| <input type="checkbox"/> Redevelopment Plans   |                   |
| <input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans  | 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"><li>• Stormwater Management Ordinance (2021)</li><li>• Flood Damage Prevention Ordinance (Chapter 88, 2009)</li><li>• Unified Development ordinance (Chapter 88,</li></ul> |                   |



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1998)

☐ Farmland Preservation/Agricultural Retention Plan

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

- Capital Improvement Plan (no date, included in Gloucester County 2021 HMP Update)
- Municipal Stormwater Management Plan (2006)
- Stormwater Pollution Prevention Plan (2020)

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

Clayton Borough aligns itself with several goals of the State Plan. It supports public **infrastructure** improvements through zoning, affordable **housing** goals through its housing and fair share plan, 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 possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.**



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

According to the State Plan Policy Map's Land Resource Impacts layer, larger agricultural areas are primarily concentrated near Little Ease Run and Still Run. Smaller patches of agricultural land, along with forested and wetland areas, are dispersed throughout the western half of the borough between the two rivers. Additionally, the map indicates that regions along these rivers, as well as Wilson Lake, fall within FEMA-designated 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:**

These goals were summarized from the 2022 Gloucester County HMP Update

- 1) Enhance Flood Mitigation.
- 2) Invest in public infrastructure and environmental management.
- 3) Strengthen emergency preparedness.

8. **Additional comments:**



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## Township of Deptford Cross-Acceptance Response Template

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### 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:

- The most recent adopted Master Plan is dated January 11, 2017
- The four most recent Reexamination Reports of the Master Plan are dated January 11, 2017; August 2, 2023; February 7, 2024 and April 2, 2025
- Deptford township has not adopted an Official Map
- The Land Use Plan Map is dated August 5, 2020
- The Zoning Ordinance is known as the Unified Development Ordinance. It combines the Zoning Ordinance, Site Plan Ordinance, Subdivision Ordinance, Performance and Design Standards, and Administrative Procedures into one comprehensive document. It is continuously updated with the latest update Ordinance O.2.25, adopted on March 17, 2025.
- The Zoning Map was last updated in April 2024. It is not clear what is meant by the term “schedule”. A schedule could be an appendix that contains the bulk standards for a zoning district; Deptford’s UDO has these within each individual district.
- Deptford’s revised Third Round Housing Element and Fair Share Plan was adopted on August 5, 2020 and approved by the Hon. Robert P. Becker, Jr., P.J.Ch. on May 6, 2021.
- Deptford’s Natural Resource Inventory is titled, “Environmental Resource Inventory for the Township of Deptford, Gloucester County, New Jersey”, dated March 2011.
- The 2017 Master Plan includes an Open Space and Recreation Plan Element which includes a comprehensive list of governmental and private open space, but differs from the Recreation and Open Space Inventory. The ROSI is maintained by the Township’s Recreation Department and can be found on the NJDEP’s Green Acres website.
- The Township has adopted, roughly in chronological order, the three-part Five Points Redevelopment Area (North, Central and South) centered around the Kinsley Landfill (December 2007); Bellmawr (aka Big Timber Creek) Redevelopment Area in the extreme northeast corner of Deptford (November 17, 2008); Clements Bridge Road (I) fostering the development of a Wawa to date (April 15, 2013); Clements Bridge Road II encompassing the Plaza at Deptford and Deptford Crossing Shopping Centers (June 27, 2016); the DPW Facility Redevelopment Area on the southern end of Hurffville Road (Rt. 41)(November 21, 2022); and the Library Road Redevelopment Area at the end of Library Road (October 3, 2022).
- Deptford has adopted a stormwater management ordinance that more strictly enforces the control of stormwater than the NJDEP rules. The ordinance was adopted on May 20, 2024, with a technical corrections ordinance passed on March 17, 2025.



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- Deptford has not adopted a Farmland Preservation Plan Element.
- Deptford adopted a Community Design Element with the 2007 Master Plan and updated it in the 2017 Master 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.

1. Economic Development. Deptford's economic development policies do not directly address historic inequities being intended to broadly support job growth prospects for its residents and other persons residing in the region. Generally its land development policies concentrate development in areas of available capacities in infrastructure, consistent with the precepts of Smart Growth.
2. Housing. Deptford is not located in a transit rich location. It has, however, identified the area of the Rt. 47/Rt. 55 interchange as a location for a bus rapid transit terminal in accordance with the long standing plans for the Rt. 55/Rt.42 corridor and has participated in meetings over several decades. Deptford otherwise has a well-balanced housing stock that is relatively affordable, as well as having participated in each round of affordable housing – including the upcoming Fourth Round. Deptford does not promote accessory dwelling units, however, as adding density to neighborhoods not designed from a traffic or infrastructure demand for the added units is not sound planning.
3. Infrastructure. Deptford Township does not have a Utilities Plan Element, mainly because it has a municipal utilities authority that undertakes planning for water and sanitary sewer infrastructure. Deptford is in agreement that the capability at the local level is actually controlled at the state level by financial management rules. Deptford has a robust stormwater management ordinance and mandatory pervious pavement requirements for commercial property to support groundwater resources.
4. Revitalization and Recentering. Deptford has addressed these goals in two ways: by strategically utilizing the tools of the Local Redevelopment and Housing Law and in engaging with commercial, primarily retail, property owners in revising the zoning code to address reduced parking needs, EV charging before state mandates, expanding allowed uses to account for the changes roles of shopping centers, and instituting beautification schemes.
5. Climate change. As the Preliminary State Plan acknowledges, climate change is a larger issue than the state itself, and consequently larger than Deptford. Deptford has been supportive of every initiative for solar power installations and EV charging stations. It adopted a Bicycle Facilities Plan on November 6, 2024 as a major step in creating a network for the development of an interconnected system of bikeways to provide an alternative to motor vehicle travel.
6. Natural and Water Resources. Much of Deptford's growth occurred starting in the 1960's and accelerated in the 1970's. Due to its geography, with many streams having created steep-banked ravines or bluffs that were not developable, it has largely avoided the development of its floodplains. With these riparian systems now regulated by environmental law, increasingly stringent stormwater management regulation, and the foreseeable abandonment of agricultural, water quality in Deptford should improve. In the Conservation Plan Element (2017), Deptford established policies for the preservation of greenways along its stream corridors.
7. Pollution and Environmental Clean-Up. The State's goal is a mash-up of different ideas, with most of the goal actually related to sustainability, beginning at, "The State should adopt measures..." which are beyond the ability of a municipality to address on its own. One could call it, "Going Dutch". With regard to pollution clean-up, there are no specific policies that the municipality has, but expects that landowners will follow EPA and NJDEP protocols when pollution is discovered that will lead to the appropriate reuse of the land.
8. Historic and Scenic Resources. Deptford's 2017 Master Plan recommends a Scenic Byway designation for a portion of Rt. 55. The Master Plan does not include a Historic Preservation Plan Element.
9. Equity. Deptford does not a U.S. Census block group that meets the three parameters of an Overburdened Community.



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10. Sound and Integrated Planning. To the degree feasible by a municipal level of government, Deptford has undertaken numerous steps to foster sound land use planning tied to existing and planned infrastructure.

**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?**

1. The survey asks the wrong question since it is in the proposed goals of the State Plan where the inconsistencies arise.
2. A number of the objectives are not aligned with the goal headings.
3. Many of the goals/objectives are social goals that are not particularly amenable to local actions.
4. Many of the goals/objectives are health goals that are also not particularly amenable to local actions. Few municipalities south of I-195 have municipal health departments that might be useful in setting health goals.
5. Most of the land use and environmental policy framework of the State Plan which under which municipalities operate is dictated by State agencies. Despite decades of admonition for such agencies to work towards the goals of the current and previous State Plans, there is little evidence of a collaborative approach.

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

1. The general categorization of New Jersey into 5 main planning areas is well understood by both lay and professional planners. Deptford, with Planning Areas 1 and 2 expects to have increasingly more land area characteristic of Planning Area 1.
2. Since Planning Areas 1 and 2 are the areas identified for growth, why is that the NJDEP removed areas from the sanitary sewer service area in 2006, not only in Deptford, but 22 other municipalities in Gloucester County? This is an example of State agencies working at cross-purposes to the State Plan.

## 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.**

One size doesn't fit all. Because the state is small in size, there is a tendency to regulate municipalities all the same. Pennsylvania has local regulation that is more fine tuned by regulating according to the class of the municipality.

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





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**create a greater degree of consistency.**

Deptford does not believe modification of its plans is 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.**

While this does not apply to Deptford, the plan endorsement process for being designated a Center has always been arduous both in terms of time and money and of little benefit to municipalities. The promised investment of State money in planning, permitting and construction has never materialized in any meaningful way.

The State Plan notes that many small scale existing centers lack sanitary sewer infrastructure, but then go on to state that it will be up to the local jurisdiction to figure out a solution to the problem. The problem, quite frankly, is the NJDEP, who refuses to recognize systems at use in other states and in Western Europe (all those quaint hamlets and villages in Europe? On package treatment plants). If growth in rural areas is to take place in Centers in Planning Areas 3, 4 and 5, then either NJDEP gets on board or the centers concept should just be eliminated since it remains infeasible.

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 Monongehela Brook south of Bankbridge Road. The Green Acres program should review this stream corridor for a state acquisition.

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**



# **GLOUCESTER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE** **May 2025**

## **goals and priorities:**

1. Continue Deptford’s role as the premier shopping destination, transitioning to additional destination choices, in Gloucester County.
2. Diversify the non-residential land use base away from its heavy reliance on retail uses.
3. Improve the physical appearance of the Township through incremental design changes and enhancements.

## **8. Additional comments:**



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## East Greenwich Township Cross-Acceptance Response Template

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### 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  | 2004       |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s)  | 2018       |
| <input checked="" type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32   | 2018       |
| <input checked="" type="checkbox"/> Land use map <ul style="list-style-type: none"><li>Land Use Plan Element (included in 2018 Reexamination Report)</li></ul>   |            |
| <input checked="" type="checkbox"/> Zoning Ordinance and other land development standards  | 2024       |
| <input checked="" type="checkbox"/> Zoning map and schedule  | 10/22/2018 |
| <input checked="" type="checkbox"/> Redevelopment Plans <ul style="list-style-type: none"><li>Route 295 Corridor Area Redevelopment Plan (2008)</li><li>Kings Highway Areas Redevelopment and Rehabilitation Plan (2011)</li></ul> |            |
| <input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans  | 2019       |
| <input checked="" type="checkbox"/> Natural Resource Inventory   | 2013       |
| <input checked="" 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"><li>Stormwater Control Ordinance (updated in</li></ul>  |            |



# GLOUCESTER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

## May 2025

2021)

- Flood Damage Prevention ordinance (Chapter 15.21, no date available)

☒ Farmland Preservation/Agricultural Retention Plan 2024

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

- Capital Improvement Plan (included in 2021 Gloucester County Update)
- Municipal Stormwater Management Plan (2006)
- Stormwater pollution Prevention Plan (2021)
- Community Forest Management Plan (2016)

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

### 1. Economic Development

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

### 2. Housing

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

### 3. Infrastructure

- East Greenwich Township provides necessary infrastructure effectively and efficiently by based in capital improvement scheduling in partnership with New Jersey State agencies.
- Targeted investments support smart growth and economic prosperity for all Township residents.



# GLOUCESTER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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- Degree: Advances/not inconsistent.
4. Revitalization and Recentering
- East Greenwich Township enhances underperforming economic assets through focused redevelopment and rehabilitation.
  - East Greenwich Township advances overall quality of life for all residents including sustainability, livability, functionality and prosperity by applying redevelopment tools over decades at industrial, commercial and residential properties. Contaminated sites have been brought to EPA/DEP standards.
  - Degree: Advances/not inconsistent.
5. Climate Change
- East Greenwich Township implements resilience in municipal infrastructure, natural and built resources.
  - Degree: Advances/not inconsistent.
6. Natural and Water Resources
- East Greenwich Township actively protects, maintains and enhances its natural resources, and supports New Jersey State incentives to help implement.
  - Degree: Advances/not inconsistent.
7. Pollution and Environmental Cleanup
- East Greenwich Township supports New Jersey State efforts and implements municipal actions to maintain and restore ecosystem integrity, reduce waste by effectively utilizing manpower and resources and advancing cost effective programs.
  - East Greenwich Township advances renewable energy applications where effective.
  - East Greenwich Township opposes New Jersey State efforts to amend local zoning, regulations and practices.
  - Degree: Advances in part/inconsistent in part.
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?**
- East Greenwich Township identifies near uniform consistency with New Jersey State Plan goals; however, opposes State efforts to amend local, zoning, regulations and practices.
- East Greenwich Township advances the State Plan as a guide.
  - New Jersey State goals and intentions are to be made aligned with municipal (East Greenwich Township) Master Plan goals and objectives effective immediately.
4. **How well do the designated State Planning Areas (pages 71-76) suit the current and future development of your municipality and/or county?**



# GLOUCESTER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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5. East Greenwich Township supports the PA4 and PA2 designations where they currently stand, focusing development in the sewer service area and limiting development in PA4.

East Greenwich Township opposes the 2025 Planning Areas for most residential zones, ROSI parks and other open space, municipal properties, schools, and environmental resources.

## Section 2: Agreements and Disagreements with The Preliminary State Plan

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

Maximize New Jersey State resources (employees and funding) effectively and efficiently among and between all State departments as they affect municipal operations particularly NJDEP, NJDOT and NJDCA where coordination has been experienced in East Greenwich Township as at times inconsistent and in conflict.

Implement the State Plan as a guide. Do not impose local zoning and regulation changes.

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

East Greenwich Township Master Plan elements do not require modification to create a greater degree of consistency with the State Plan.

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

NJDOT is to be immediately responsive to municipal inquiries regarding traffic and circulation issues impacting local roadways. Coordination between NJDOT and municipalities is to be high priority.

NJDEP priorities for preserving lands is to be aligned with DCA affordable housing mandates, whereby isolate and inconsequential impacts should not derail affordable housing projects. Alternatives should be explored so not to open court approved affordable housing sites.

State mandates such as this cross-acceptance response template work effort should be funded by the State rather than as an unfunded mandate. Municipalities should be reimbursed for expenses and professional costs as municipalities are negatively impacted should they choose not to respond due to the cost burdens. This lack of funding is totally inconsistent with the State Plan goals to assist overly burdened communities and to provide equitable involvement with all State actions and advancements.

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





# GLOUCESTER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.

development should be focused in the PA2 sewer area

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. Maintain/advance East Greenwich Township's efforts and endeavors to protect the health, safety and welfare of all municipal residents equally and equitably.

2. Maintain/advance the Township's strong tax base so to minimize taxes for municipal and school operations.

3. Continue to implement East Greenwich Township Master Plan Land Use Elements and all elements by advancing the multitude of stated goals, completing stated objectives and realizing East Greenwich Township's vision for its future.

8. **Additional comments:**

Implement all of the above



# GLOUCESTER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

## Township of Elk Cross-Acceptance Response Template

*This was completed on behalf of the Township of Elk by Gloucester County's planning consultant based on publicly available information.*

### Section 1: Consistency with The Preliminary State Plan

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

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

- |   |                 |
|---|-----------------|
| <input checked="" type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered                         | 1989            |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s)   | 2016            |
| <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   | 2000            |
| <input checked="" type="checkbox"/> Zoning map and schedule   | 2016            |
| <input type="checkbox"/> Redevelopment Plans  |                 |
| <input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans   | Updated in 2016 |
| <input checked="" type="checkbox"/> Natural Resource Inventory  | 2009            |
| <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"><li>• Stormwater Management Code (2006)</li><li>• Flood Damage Prevention ordinance (Ch 65, 2009)</li></ul> |                 |
| <input checked="" type="checkbox"/> Farmland Preservation/Agricultural Retention Plan   | 2008            |



# GLOUCESTER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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

- Stormwater Pollution Prevention Plan (2021)
- Emergency operations 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.**

Elk Township aligns with several goals from the Preliminary State Plan, particularly in **economic development, housing, historic resources, and natural resource management**. The township provides diverse housing options and encourages economic development through business opportunities and job creation. The township also prioritizes historic preservation with its farmland preservation plan, and environmental conservation through its various resource protection plans and ordinances.

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

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

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

## Section 2: Agreements and Disagreements with The Preliminary State Plan

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

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

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

4. **Identify areas to be protected and areas where sprawl (low density auto-dependent development) has occurred and should be limited or prevented from further sprawl. Identify**



# GLOUCESTER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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

According to the State Plan Policy Map's Land Resource Impacts layer, agricultural, forested, and wetland areas are distributed throughout the township. The map also indicates that areas along Raccoon Creek, Still Run, Silver Lakes, and Reed Branch fall within FEMA-designated flood zones, with large portions of land along these water bodies included in the Nature Conservancy's floodplains layer.

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

☐ Open Space Plan

☐ Open Space Tax

☐ Other

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

☒ Yes - 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) Establish a balanced land use pattern supported by efficient transportation, utility, and community facility systems.
- 2) Offer diverse housing options tailored to residents' needs.
- 3) Improve transportation systems to facilitate the smooth movement of people and goods.
- 4) Develop utility infrastructure that meets the township's growing demands.
- 5) Strengthen the local economy by fostering job opportunities and business growth.
- 6) Enhance recreational facilities to better serve the community.
- 7) Preserve and protect the township's environmental resources.

8. **Additional comments:**



# GLOUCESTER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

## Township of Franklin Cross-Acceptance Response Template

*This was completed on behalf of the Township of Franklin by Gloucester County's planning consultant based on publicly available information.*

### Section 1: Consistency with The Preliminary State Plan

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

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

- |   |                 |
|---|-----------------|
| <input checked="" type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered   | 04/29/2004      |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s)   | 08/20/2013      |
| <input type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32   |                 |
| <input checked="" type="checkbox"/> Land use map  | 2003            |
| <input checked="" type="checkbox"/> Zoning Ordinance and other land development standards   | 12/11/1979      |
| <input checked="" type="checkbox"/> Zoning map and schedule   | Updated in 2013 |
| <input checked="" type="checkbox"/> Redevelopment Plans <ul style="list-style-type: none"><li>• Meredith Farms Redevelopment Area (no date available)</li></ul>   |                 |
| <input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans   | 10/22/2008      |
| <input checked="" type="checkbox"/> Natural Resource Inventory  | 2013            |
| <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"><li>• Stormwater Management Ordinance (Chapter 335, 2019)</li><li>• Flood Damage Prevention Ordinance (2009)</li></ul> |                 |



# GLOUCESTER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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☒ Farmland Preservation/Agricultural Retention Plan 2009

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

- 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.**

Franklin Township aligns with key priorities of the Preliminary State Plan, particularly in **economic growth, housing, infrastructure, and historic and environmental conservation**. The township supports sustainable development while ensuring historic preservation of its rural and cultural resources. The township also promotes a strong economic base through business opportunities and job creation. Additionally, its efforts to protect natural resources and expand recreational spaces demonstrate a commitment to environmental stewardship.

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

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**





# GLOUCESTER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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

According to the State Plan Policy Map's Land Resource Impacts layer, agricultural and forested areas are distributed throughout the township, with a few wetland parcels near Indian Branch. The map also indicates that areas along Iona Lake, Reed Branch, Still Run, Little Ease Run, Indian Branch, and Scotland Run, including its tributaries, fall within FEMA-designated flood zones and the Nature Conservancy's floodplains layer.

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

☒ Open Space Plan (June 2002)

☐ 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 quality of life and promote orderly growth of the township.
- 2) Develop a circulation system that is safe and efficient for the township.
- 3) Diversify the township's economic base.
- 4) Enhance and preserve township's natural and cultural resources.
- 5) Protect public health through groundwater quality protection.

**8. Additional comments:**



# GLOUCESTER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

## Borough of Glassboro

### Cross-Acceptance Response Template

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*This was completed on behalf of the Borough of Glassboro by Gloucester County's planning consultant based on publicly available information.*

#### Section 1: Consistency with The Preliminary State Plan

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

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

- |   |            |
|---|------------|
| <input checked="" type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered | 12/07/2004 |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s)   | 12/17/2020 |
| <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                             | 1976       |
| <input checked="" type="checkbox"/> Zoning map and schedule   | 06/08/2022 |
| <input checked="" type="checkbox"/> Redevelopment Plans   |            |
| • Glassboro Business Park Redevelopment Area (2011)   |            |
| • Block 427, Lot 16.01 (2014)   |            |
| • Block 351, Lot 1 and Block 41 (2016)  |            |
| • Rowan Boulevard Redevelopment Plan (2016)   |            |
| • Block 395, Lot 1 (2016)   |            |
| • Block 413 Lot 2 (2018)  |            |
| • 322 Rowan West Campus Regional Redevelopment Plan (2019)  |            |
| <input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans                                     | 2018       |



# GLOUCESTER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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- ☐ 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 Control Code (Chapter 107, 2006)
  - Flood Prevention Code (Chapter 107-46, 2009)
- ☐ Farmland Preservation/Agricultural Retention Plan
- ☒ Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)
  - Growth Management Plan (2021)
  - Stormwater Management Plan (2021)
  - Stormwater Pollution Prevention Plan (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.**

Glassboro aligns itself with several goals of the State Plan. It supports **economic development** and **infrastructure** improvements through zoning and redevelopment, **housing** diversity with its housing fair share plan, 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.**



# GLOUCESTER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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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 large agriculture and forest areas scattered throughout the borough with few smaller wetland parcels concentrated by the northeast and southwest regions of the borough. The map also indicates that areas along Raccoon Creek, Chestnut Branch, Mantua Creek, Little Ease Run and Beaverdam Branch 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 – 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) Plan for Glassboro's future growth and development.
- 2) Support economic development to create jobs and strengthen industries.
- 3) Provide equitable community services that enhance well-being.
- 4) Protect and preserve the natural environment.

8. **Additional comments:**



# GLOUCESTER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

## Township of Greenwich

### Cross-Acceptance Response Template

*This was completed on behalf of Greenwich by Gloucester County's planning consultant based on publicly available information.*

#### Section 1: Consistency with The Preliminary State Plan

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

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

- ☒ Most recent adopted Master Plan and any draft elements 9/13/1999  
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 1991
- ☒ Zoning map and schedule October 27, 2020
- ☐ Redevelopment Plans
- ☐ Approved Housing Element and Fair Share Plans
- ☒ Natural Resource Inventory June 2010
- ☒ Recreation and Open Space Inventory (ROSI) January 2025 (county-wide inventory)
- ☐ Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL)
- ☐ Resource protection ordinances
- ☐ Farmland Preservation/Agricultural Retention Plan
- ☒ Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

Stormwater Management Plan



# GLOUCESTER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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Stormwater Pollution Prevention 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.**

Greenwich aligns itself with several goals of the State Plan. It supports **economic development, housing, infrastructure, natural and water resources, historic and scenic resources, and sound and integrated planning** through its master plan and other planning documents.

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, areas of forest, agriculture, and wetlands are scattered throughout Greenwich. There is a concentration of agriculture near Memorial Park and along Swedesboro Avenue north of its intersection with Democrat Road. There is a concentration of wetlands between the railroad and Bramell Point. The map also indicates that Greenwich falls almost entirely in the Nature Conservancy's designated floodplains layer as well as FEMA flood zones and NJDEP's Sea Level Rise layer.





# GLOUCESTER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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

☐ Open Space Plan

☐ Open Space Tax

☐ Other

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

☐ Yes

☒ No

**If not, what are the reasons for not participating? Does the municipality have other environmental groups, such as, an Environmental Commission or a Green Team?**  
Environmental Commission

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

The following elements are part of Greenwich's master plan – land use; housing and population; circulation; community facilities; recycling; economic development; recreation; conservation; utility service; and historic preservation. The plan also includes capital improvement programs and plan integration.

8. **Additional comments:**



# GLOUCESTER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

## Township of Harrison Cross-Acceptance Response Template

*This was completed on behalf of Harrison by Gloucester County's planning consultant based on publicly available information.*

### Section 1: Consistency with The Preliminary State Plan

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

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

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered                   | 10/17/1978  |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s)   | 2016, 2020  |
| <input type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32   |   |
| <input type="checkbox"/> Land use map   |   |
| <input type="checkbox"/> Zoning Ordinance and other land development standards  |   |
| <input type="checkbox"/> Zoning map and schedule  |   |
| <input type="checkbox"/> Redevelopment Plans  |   |
| <input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans   | 2016  |
| <input checked="" type="checkbox"/> Natural Resource Inventory  | April 2005  |
| <input checked="" type="checkbox"/> Recreation and Open Space Inventory (ROSI)  | November 2006, January 2025 (county-wide inventory) |
| <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 checked="" type="checkbox"/> Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management        |   |



# GLOUCESTER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

Plan, Capital Improvement Plan)

Watershed Based Municipal Stormwater Management Plan,  
2/2006

Stormwater Pollution Prevention

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.**

Harrison aligns itself with several goals of the State Plan. It supports **infrastructure, revitalization and recentering, and water resources, historic and scenic resources, and sound and integrated planning** through its master plan and other planning documents.

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, Harrison has large amounts of agricultural areas as well as some areas of forest and wetlands scattered throughout. The map also indicates Harrison falls within FEMA flood zones and the Nature Conservancy's designated floodplains layer. A very small



# GLOUCESTER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

## May 2025

portion in its northwest corner also falls in NJDEP's Sea Level Rise 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?**

Environmental Commission

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

- i. Provide for the continued scenic and low density nature of the Township by guiding development and land uses to protect and enhance the character of the Township. Consider the importance of existing village centers to the present Township landscape and image and develop a land use plan and development regulations which protect their integrity.
- ii. Preserve and protect the Mullica Hill Village historical area and other historic areas of the Township which contribute to both the positive image and economic strength of the Township.
- iii. Protect the critical natural features and resources of the Township such as floodplains, woodlands, steep slopes, wetlands, and bodies of water. Use these natural features to organize and separate where necessary different types and intensities of land uses in the Township. Establish controls on the permitted disturbance of critical resources during land development.
- iv. Work in collaboration with the appropriate County and State agencies to protect and establish development controls of critical natural resources of the Township.
- v. Utilize the natural boundaries to organize and direct different intensities of land uses in the Township.
- vi. Promote the maintenance of agricultural uses where such uses are economically feasible. Promote the orderly development of agricultural lands for residential and commercial uses, where desirable, in order to reduce development pressure on agricultural lands within the Township. Encourage the protection of prime agricultural lands within the Township.
- vii. Recognize that open space preservation must become the responsibility of the Township and that the agricultural community will not be able to continue to assure that open space will remain in the community forever. Provide for the preservation of visual open space for protecting both woodlands and open space for adequate recreational facilities.
- viii. Establish policies governing the development of land that will promote the preservation of



## **GLOUCESTER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE**

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views from the roadway and which will retain the visual “rural character” of the community. It is in the Township’s interest to promote high quality development through architecturally compatible design. Establish design guidelines for primary roadways and new developments to enhance the uniformity of the Township.

- ix. Encourage mixed uses such as residential, commercial, and industrial to create a well integrated community. A mix is encouraged for the convenience of the residents and enhancement of the tax base of the Township. The land use plan and development regulations should be designed to minimize conflicts between activities so that one land use does not adversely affect neighboring land uses.
- x. Allow for the expansion of public facilities to grow in order to fully satisfy the present and future needs of the Township residents.

#### **8. Additional comments:**



# GLOUCESTER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

## Township of Logan Cross-Acceptance Response Template

*This was completed on behalf of Logan by Gloucester County's planning consultant based on publicly available information.*

### Section 1: Consistency with The Preliminary State Plan

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

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

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered  | January 2021   |
| <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   | January 2021   |
| <input type="checkbox"/> Zoning Ordinance and other land development standards   |  |
| <input checked="" type="checkbox"/> Zoning map and schedule  | January 2021   |
| <input checked="" type="checkbox"/> Redevelopment Plans<br>Redevelopment Plan - Raccoon Island, 2021   |  |
| <input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans  |  |
| <input checked="" type="checkbox"/> Natural Resource Inventory   | May 2004   |
| <input checked="" type="checkbox"/> Recreation and Open Space Inventory (ROSI)   | August 2004, January 2025<br>(county-wide inventory) |
| <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 checked="" type="checkbox"/> Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan) |  |



# GLOUCESTER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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Stormwater Pollution Prevention Plan, 2006

Stormwater Management Plan, 2010

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

Logan aligns itself with several goals of the State Plan. It supports **economic development, housing, infrastructure, revitalization and recentering, natural and water resources, pollution and environmental clean-up, historic and scenic resources, and sound and integrated planning** through its master plan and other documents.

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, agriculture, and wetlands throughout the Township. There is a concentration of agriculture and wetlands in the southeast of the Township. The map also indicates that much of the Township falls within FEMA flood zones, NJDEP's





# GLOUCESTER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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Climate Adjusted Flood Elevation and Sea Level Rise layers, and the Nature Conservancy's Floodplains layer.

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

☒ Open Space Plan

☒ Open Space Tax

☐ Other

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

☐ Yes

☒ No

**If not, what are the reasons for not participating? Does the municipality have other environmental groups, such as, an Environmental Commission or a Green Team?**

Environmental Commission

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

- 1) Continue to have a balance of uses throughout the community to preserve the tax basis.
- 2) Preserve Logan Township's Character.
- 3) Enhance the environmental quality of the Township and the environmental health of the existing and future residential populations.
- 4) Accommodate growth.
- 5) Provide Sound Fiscal Management.

8. **Additional comments:**



# GLOUCESTER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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## Township of Mantua Cross-Acceptance Response Template

*This was completed on behalf of Mantua by Gloucester County's planning consultant based on publicly available information.*

### Section 1: Consistency with The Preliminary State Plan

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

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

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered  | 2006  |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s)  | 2011, 2012  |
| <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  | 2024  |
| <input checked="" type="checkbox"/> Zoning map and schedule  | November 2019   |
| <input type="checkbox"/> Redevelopment Plans   |   |
| <input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans  | March 8, 2023   |
| <input checked="" type="checkbox"/> Natural Resource Inventory   | March 2005  |
| <input checked="" type="checkbox"/> Recreation and Open Space Inventory (ROSI)   | January 2008, January 2025<br>(county-wide inventory) |
| <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 checked="" type="checkbox"/> Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan) |   |



# GLOUCESTER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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Watershed Based Municipal Stormwater Management Plan,  
02/2006

Stormwater Pollution Prevention Plan Mantua Township  
(SPPP), 04/2021

Comprehensive Water Conservation Plan, August 2001

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.**

Mantua 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 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, Mantua has forest, agriculture, and wetlands scattered throughout. There is a concentration of forest and agriculture in the northernmost part of



# GLOUCESTER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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the Township. The map also indicates that areas fall within FEMA flood zones, NJDEP's Climate Adjusted Flood Elevation and Sea Level Rise layers, and the Nature Conservancy's Floodplains layer.

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

☒ Open Space Plan

☒ Open Space Tax

☐ Other

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

☒ Yes - 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?**

Environmental Commission

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

i. Land stewardship

8. **Additional comments:**



# GLOUCESTER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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## Township of Monroe Cross-Acceptance Response Template

*This was completed on behalf of Monroe by Gloucester County's planning consultant based on publicly available information.*

### Section 1: Consistency with The Preliminary State Plan

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

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

- |  |                                      |
|--|--------------------------------------|
| <input checked="" type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered  | 2004                                 |
| <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   | 2004                                 |
| <input checked="" type="checkbox"/> Zoning Ordinance and other land development standards  | 2025                                 |
| <input checked="" type="checkbox"/> Zoning map and schedule  | 2004                                 |
| <input type="checkbox"/> Redevelopment Plans   |                                      |
| <input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans  | July 10, 2018                        |
| <input type="checkbox"/> Natural Resource Inventory  |                                      |
| <input checked="" type="checkbox"/> Recreation and Open Space Inventory (ROSI)   | January 2025 (county-wide inventory) |
| <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   | 2024                                 |
| <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) |                                      |



# GLOUCESTER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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- Watershed Based Municipal Stormwater Management Plan, February 2006
- Stormwater Pollution Prevention Plan, 3/15/2024
- Environmental Assessment Ordinance, 1997

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.**

Monroe aligns itself with several goals of the State Plan. It supports public **infrastructure** improvements through zoning and **historic preservation** through its historic resource protection ordinance. It promotes **sound and integrated planning** through its master plan goal to “eliminate the potential for conflicts among dissimilar land uses”, **economic development** through the goal to “provide for a balanced economic base and a source of employment through utilization of nonresidential lands”, and **natural and water resources** through the goal to “preserve the Township’s natural and cultural resources that contribute to both the positive image and overall strength of the Township.”

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, wetlands, and



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agriculture scattered throughout the Township. There is a concentration of forest and agriculture in the northern half of the Township. The map also indicates that areas of the Township 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 - Bronze

☐ No

**If not, what are the reasons for not participating? Does the municipality have other environmental groups, such as, an Environmental Commission or a Green Team?**

Environmental Protection Commission, Green Team

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

- i. Encourage a pattern of compact and contiguous growth within appropriate areas of the Township.
- ii. Direct growth to areas where infrastructure capacity is currently available or committed to be available in the future.
- iii. Preserve the character of the Township while enhancing the quality of living for all residents in all parts of the Township. This effort involves recognizing the differing needs of bustling commercial centers such as Main Street and quieter residential areas farther from the town's center.
- iv. Provide for a variety of residential, commercial, industrial, agricultural, institutional, recreational and conservation uses.
- v. Guide future development and community facilities to meet the needs of the residents of the Township, while ensuring that new development is compatible with existing development without degrading the Township's cultural and natural resources.
- vi. Recognize the importance of existing residential and commercial centers to the Township's landscape and image.
- vii. Preserve the Township's natural and cultural resources that contribute to both the positive image and overall strength of the Township.
- viii. Provide for a balanced economic base and a source of employment through utilization of nonresidential lands.
- ix. Provide for the safe and efficient movement of goods and people through the Township.
- x. Encourage continued efforts to coordinate regional services and conservation efforts.
- xi. Recognize that open space preservation must become the responsibility of the Township,





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and that the agricultural community alone will not be able to continue to ensure that open space will remain in the Township forever.

- xii. Establish and maintain the level of community facilities and public services required to satisfy the needs of present and future residents of Monroe Township, and allow for the well planned expansion of these public facilities and services.
- xiii. Eliminate the potential for conflicts among dissimilar land uses.
- xiv. Prevent development in sensitive environmental areas.
- xv. Establish acceptable level of service and/or performance measures for transportation and community facilities and ensure the adequate and timely provision of those facilities in order to support existing and planned development.

#### **8. Additional comments:**



# GLOUCESTER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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## Borough of Pitman Cross-Acceptance Response Template

*This was completed on behalf of the Borough of Pitman by Gloucester County's planning consultant based on publicly available information.*

### Section 1: Consistency with The Preliminary State Plan

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

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

- |  |                        |
|--|------------------------|
| <input checked="" type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered  | 2000                   |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s)  | 10/16/2017             |
| <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  | Updated in 2020        |
| <input checked="" type="checkbox"/> Zoning map and schedule  | No date available      |
| <input checked="" type="checkbox"/> Redevelopment Plans <ul style="list-style-type: none"><li>• Pitman Armory Redevelopment Plan (2009)</li><li>• Pitman Hotel Redevelopment Plan (2010)</li></ul>   |                        |
| <input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans  | 1986, 1990, 1992, 2000 |
| <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"><li>• Stormwater Management Ordinance (Chapter 26, no date available)</li><li>• Environmental Protection Ordinance (Chapter</li></ul> |                        |



# GLOUCESTER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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27, 2005)

- Flood Damage Prevention Ordinance (Chapter 29, 2009)

☐ Farmland Preservation/Agricultural Retention Plan

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

- Stormwater Management Plan (2006)
- Economic Development Plan (2010)

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

Pitman Borough aligns with the Preliminary State Plan in areas like **economic development, revitalization, historic preservation, and infrastructure** improvements. Efforts to support local businesses, enhance walkability, and preserve its historic character strengthen both community growth and sustainability. The borough's focus on transportation and zoning updates further supports the state's broader planning goals for **sound and integrated development**.

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

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

The 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**



# GLOUCESTER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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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 along Mantua Creek and Alcyon Lake, as well as in the northern region of the borough by the train track. The map also indicates that areas along the above water bodies 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) Enhance downtown revitalization to support local businesses.
- 2) Improve zoning regulations to align with modern development needs.
- 3) Encourage mixed-use development to create a more vibrant community.
- 4) Preserve historic and residential areas while promoting smart growth.
- 5) Strengthen transportation and infrastructure to support accessibility.

8. **Additional comments:**



# GLOUCESTER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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## Township of South Harrison Cross-Acceptance Response Template

*This was completed on behalf of the Township of South Harrison by Gloucester County's planning consultant based on publicly available information.*

### Section 1: Consistency with The Preliminary State Plan

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

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

- |   |                   |
|---|-------------------|
| <input checked="" type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered                   | 03/10/2014        |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s)   | 2024              |
| <input type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32   |                   |
| <input type="checkbox"/> Land use map   |                   |
| <input checked="" type="checkbox"/> Zoning Ordinance and other land development standards   | No date available |
| <input checked="" type="checkbox"/> Zoning map and schedule   | 05/09/2019        |
| <input type="checkbox"/> Redevelopment Plans  |                   |
| <input type="checkbox"/> Approved Housing Element and Fair Share Plans  |                   |
| <input checked="" type="checkbox"/> Natural Resource Inventory  | 2008              |
| <input checked="" type="checkbox"/> Recreation and Open Space Inventory (ROSI)  | 2009              |
| <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  |                   |
| • Stormwater Control Ordinance (2012)   |                   |
| • Flood Damage Prevention (2013)  |                   |
| <input checked="" type="checkbox"/> Farmland Preservation/Agricultural Retention Plan   | 05/13/2013        |



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

- Stormwater Management Plan (no date available)
- Open Space and Recreation 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.**

South Harrison Township aligns itself with the state's planning goals in infrastructure, natural resources, and historic preservation with farmland conservation, responsible land use, and zoning improvements.

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, agriculture and forest areas are scattered throughout the township. The map also indicates that areas along Oldmans Creek fall within FEMA



# GLOUCESTER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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flood zones and the Nature Conservancy's designated floodplains layer.

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

☒ Open Space Plan (2009 Open Space and Recreation 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?**

South Harrison's Environmental Commission is active, but the municipality is not part of the Sustainable Jersey program

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

- 1) Preserve farmland and open space to maintain its rural character.
- 2) Encourage responsible residential development while protecting natural resources.
- 3) Enhance transportation and infrastructure to support sustainable growth.

8. **Additional comments:**





# GLOUCESTER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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## Borough of Swedesboro Cross-Acceptance Response Template

*This was completed on behalf of the Borough of Swedesboro by Gloucester County's planning consultant based on publicly available information.*

### Section 1: Consistency with The Preliminary State Plan

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

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

- |   |                               |
|---|-------------------------------|
| <input checked="" type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered                                 | 1986                          |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s)   | 2024                          |
| <input type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32   | Click or tap to enter a date. |
| <input type="checkbox"/> Land use map   | Click or tap to enter a date. |
| <input checked="" type="checkbox"/> Zoning Ordinance and other land development standards   | 11/5/1979                     |
| <input checked="" type="checkbox"/> Zoning map and schedule   | 3/18/2024                     |
| <input checked="" type="checkbox"/> Redevelopment Plans   | 6/20/2022                     |
| <input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans   | 11/20/2017                    |
| <input checked="" type="checkbox"/> Natural Resource Inventory  | 2012                          |
| <input type="checkbox"/> Recreation and Open Space Inventory (ROSI)   | Click or tap to enter a date. |
| <input checked="" 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  | Click or tap to enter a date. |
| <input type="checkbox"/> Farmland Preservation/Agricultural Retention Plan  | Click or tap to enter a date. |
| <input type="checkbox"/> Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan) | Click or tap to enter a date. |



# GLOUCESTER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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

Economic Development – *Consistent*

Housing – *Consistent*

Infrastructure – *Consistent*

Revitalization and Recentering – *Consistent*

Climate Change – *Consistent*

Natural and Water Resources – *Consistent*

Pollution and Environmental Clean-Up – *Consistent*

Historic and Scenic Resources – *Consistent*

Equity – *Not inconsistent*

Sound and Integrated Planning – *Consistent*

Swedesboro's Master Plan has an emphasis on the preservation of existing resources (including historic, scenic, and natural) as well as the strategic expansion of the economy, employment, and housing. These various goals involve the introduction of new or improved infrastructure, particularly related to transportation and clean energy. The goals and objectives within the Master Plan elements are consistent with the goals of the preliminary SDRP.

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?**

Swedesboro Borough is entirely in PA2. This designation is accurate to what's on the ground and aligns with the planned future development of the Borough, which includes, in part, the construction of new affordable housing and redevelopment of underutilized properties as appropriate.

## Section 2: Agreements and Disagreements with The Preliminary State Plan

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

N/A

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



# GLOUCESTER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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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.**

N/A

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

As a municipality that is nearly built out, the Borough does not exhibit areas of sprawl. Even so, the Borough's Master Plan explicitly includes a goal to reduce auto-dependency in Swedesboro through multimodal infrastructure improvements that provide alternative modes of transportation to the downtown. While a portion of the Borough's eastern side falls within the 100-year floodplain, these areas are not currently developed and are primarily wooded areas. The Borough could potentially consider rezoning these areas under a conservation district or preserving any currently unpreserved land, as appropriate and to the extent feasible.

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?**

N/A

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

- 1) The protection and preservation of existing resources, including historic, environmental, and scenic
- 2) Strategic local economic development supported by redevelopment, job creation, infrastructure, cultural resources, and diverse housing



## GLOUCESTER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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- 3) Support sustainable development and renewable energy through creative opportunities to reduce auto-dependence and maintain the quality of life within the Borough.

8. **Additional comments:**

N/A



# GLOUCESTER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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## Township of Washington Cross-Acceptance Response Template

*This was completed on behalf of the Township of Washington by Gloucester County's planning consultant based on publicly available information.*

### Section 1: Consistency with The Preliminary State Plan

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

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

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered  | 5/13/2004  |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s)  | 3/15/2022  |
| <input type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32  | Click or tap to enter a date.  |
| <input type="checkbox"/> Land use map  | Click or tap to enter a date.  |
| <input checked="" type="checkbox"/> Zoning Ordinance and other land development standards  | 10/26/1995   |
| <input checked="" type="checkbox"/> Zoning map and schedule  | July 2020  |
| <input checked="" type="checkbox"/> Redevelopment Plans  |  |
| <input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans  | September 2021   |
| <input checked="" type="checkbox"/> Natural Resource Inventory   | 8/1/2017   |
| <input type="checkbox"/> Recreation and Open Space Inventory (ROSI)  | Click or tap to enter a date.  |
| <input checked="" 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   | Click or tap to enter a date.  |
| <input type="checkbox"/> Farmland Preservation/Agricultural Retention Plan   | Click or tap to enter a date.  |
| <input checked="" type="checkbox"/> Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan) | In 2004 Adopted most recent Land Use, Transportation and Circulation, Economic Development, Historic Preservation, Community Facilities, Open Space and Recreation, Recycling, Utilities Stormwater Management |

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



# GLOUCESTER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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

Economic Development – *Consistent*  
Housing – *Consistent*  
Infrastructure – *Consistent*  
Revitalization and Recentering – *Highly Consistent*  
Climate Change – *Consistent*  
Natural and Water Resources – *Consistent*  
Pollution and Environmental Clean-Up – *Consistent*  
Historic and Scenic Resources – *Consistent*  
Equity – *Not inconsistent*  
Sound and Integrated Planning – *Consistent*

Washington Township’s Master Plan has an emphasis on the reduction of sprawl through sound planning practices that encourage a higher “Town Center” density, mixed use development, and compatible land uses that are appropriate to the Township’s existing infrastructure. In addition, the Township’s Master Plan emphasizes the preservation of historic, water, open space, and other resources. The goals and objectives within the Master Plan elements are consistent with the goals of the preliminary SDRP.

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 central portion of Washington Township is located in PA1, while the easternmost and westernmost portions are located in PA2. This designation is accurate to what’s on the ground and aligns with the planned future development of the Borough, which includes, in part, the redevelopment of underutilized properties to encourage higher-density, mixed-use development and to reverse sprawl. Additionally, there are a number of contaminated sites located within the portion of the Township that falls within PA1; this designation benefits the Township in the sense that redevelopment/brownfield incentives may be more readily available for applicable projects.

## 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.**



# GLOUCESTER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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N/A

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

N/A

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

N/A

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

As indicated in the Township's 2022 Master Plan Reexamination Amendment, although sprawl was an issue at the time of 2010 Master Plan Reexamination, the Township has since reduced this pattern through: "the more efficient and compact development within the PR and PUD zoning districts"; and "the Township's two redevelopment areas [which] envision higher density residential and office/commercial developments [which are] contributing to the desired density of a Town Center." Aside from relatively small portions of land located in the 100-year flood zone, the Township does not have any significant areas of environmental concern.

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?**

Environmental Commission, as of September 19, 2024 has had Bronze Sustainable Jersey certification

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





## GLOUCESTER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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- 4) Utilizing sound land use planning tools—such as redevelopment areas—to encourage higher density and reduce the previously established pattern of sprawl in the Township.
- 5) Utilizing land use and zoning regulations to encourage consistent, compatible, and harmonious development with elevated design standards throughout the Township.
- 6) Encourage the cataloguing and preservation of applicable properties.

8. **Additional comments:**

N/A



# GLOUCESTER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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## Borough of Wenonah

### Cross-Acceptance Response Template

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#### Section 1: Consistency with The Preliminary State Plan

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

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

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

Master Plan adopted October 28, 1992

Latest Re-Examination Report adopted November 2016

Zoning/Land Use Ordinance and Zone Map adopted December 1997

Most Recent Housing Element/Fair Share Plan adopted May 2016

Conservation Ordinance adopted August 2000

Municipal Stormwater Management Plan adopted February 2006



# GLOUCESTER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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6. **Review the ten goals in The Preliminary State Plan (pages 11-13) and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.**
7. **If inconsistent how will the municipality or county become more aligned with the State goals and how will this be achieved? What is the predicted timeframe for greater consistency?**
8. **How well do the designated State Planning Areas (pages 71-76) suit the current and future development of your municipality and/or county?**  
PA1 seems appropriate for the Borough of Wenonah, with exception to the Guiding Criteria of a population not less than 25,000 people.

## Section 2: Agreements and Disagreements with The Preliminary State Plan

9. **Provide a detailed discussion of any issues or recommendations to The Preliminary State Plan in order to better meet local needs.**  
none
10. **Provide a detailed explanation of how municipal and county plans will be modified in order to create a greater degree of consistency.**  
I don't believe that is necessary for Wenonah
11. **Provide comments and recommendations regarding State agency implementation of the State Plan including any applicable agency or program, as well as make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.**  
none
12. **Identify areas to be protected and areas where sprawl (low density auto-dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.**  
Areas to be protected are identified within the Borough's Deed of Conservation Easement, dated August 29, 2000. Individual Lots and Blocks are listed in the text of the Easement
13. **Does the municipality and/or county have the following?**



# GLOUCESTER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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- ☒ Open Space Plan
- ☐ Open Space Tax
- ☐ Other

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

- ☒ Yes
- ☐ No

**If not, what are the reasons for not participating? Does the municipality have other environmental groups, such as, an Environmental Commission or a Green Team?**

Wenonah has both an Environmental Commission and a Green Team.

Member Sustainable NJ since October 2022

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

Community balance in Land Use

Conservation of Natural Features and Open Space

Community Facilities

16. **Additional comments:**

N/A



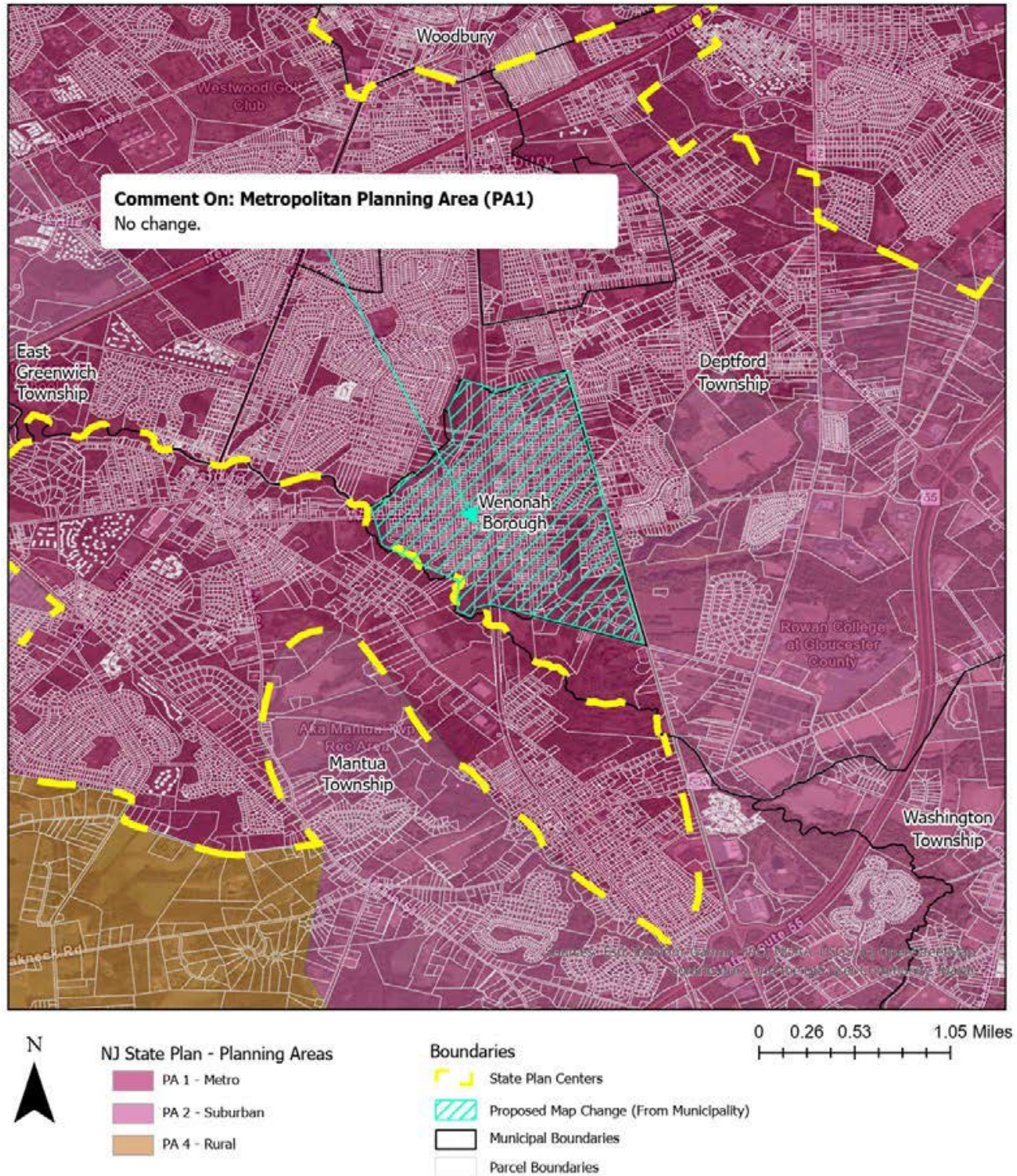


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## State Plan Policy Map

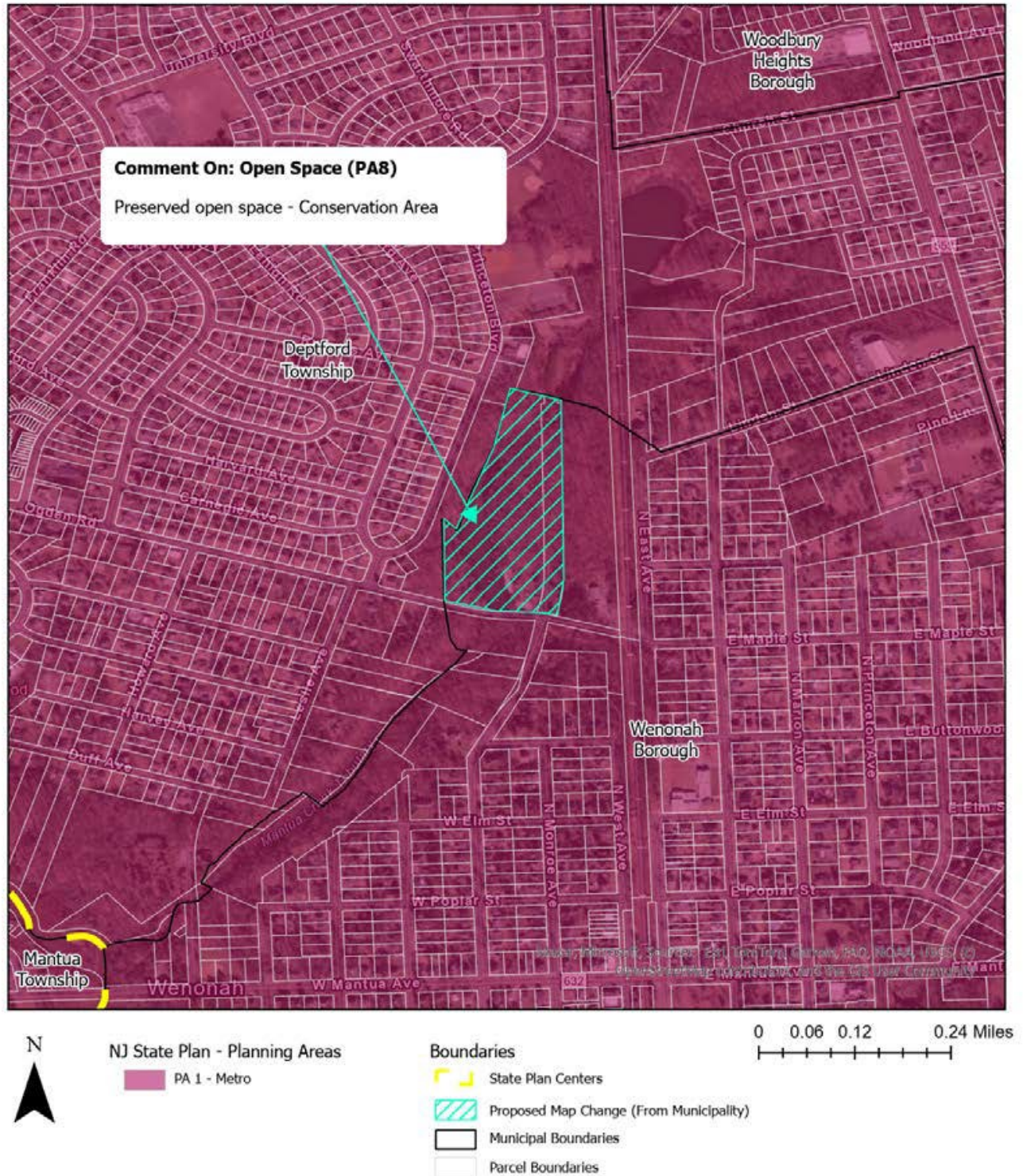
### Wenonah Borough, Gloucester County





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May 2025

**State Plan Policy Map**  
Wenonah Borough, Gloucester County



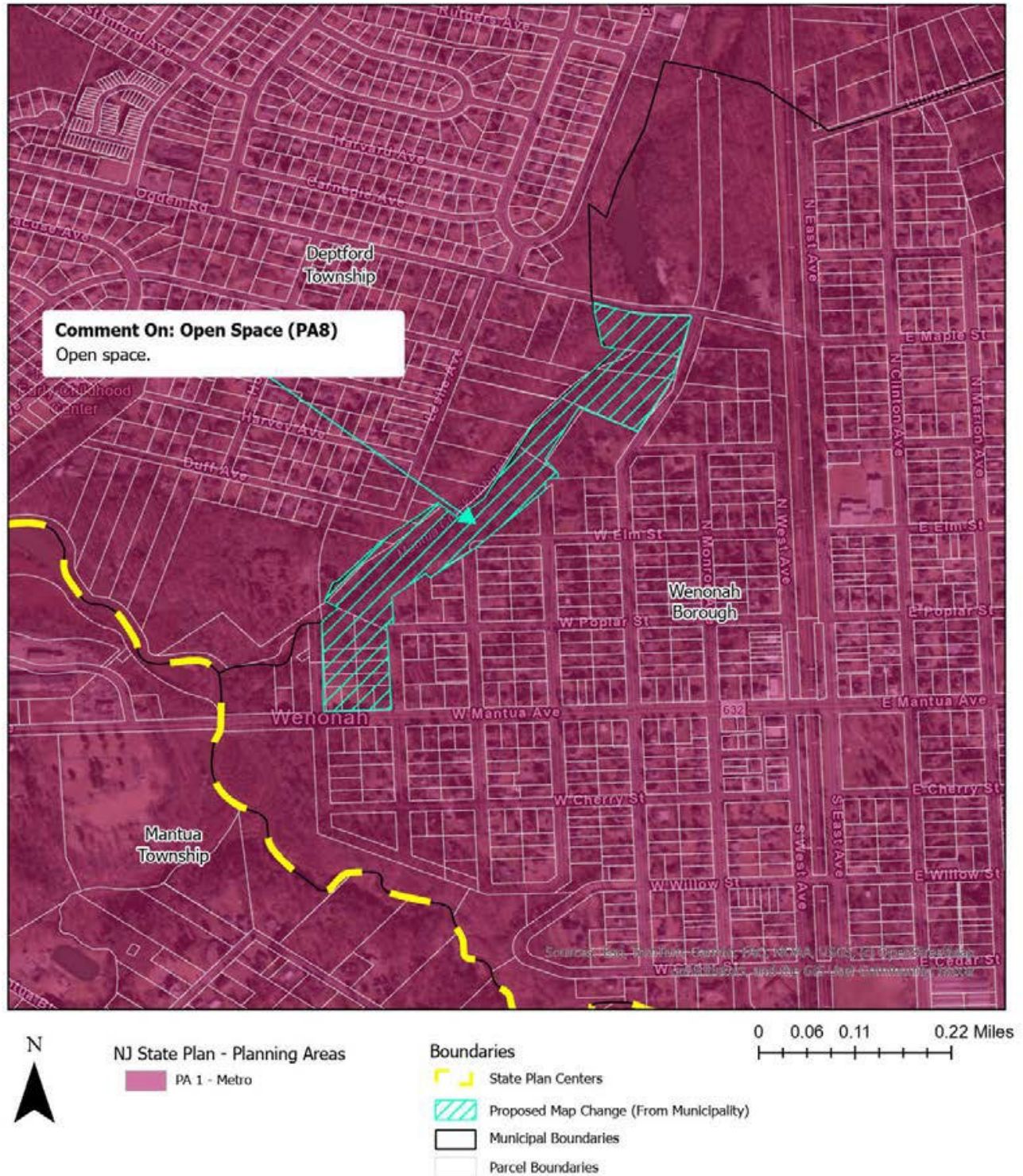


# GLOUCESTER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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## State Plan Policy Map

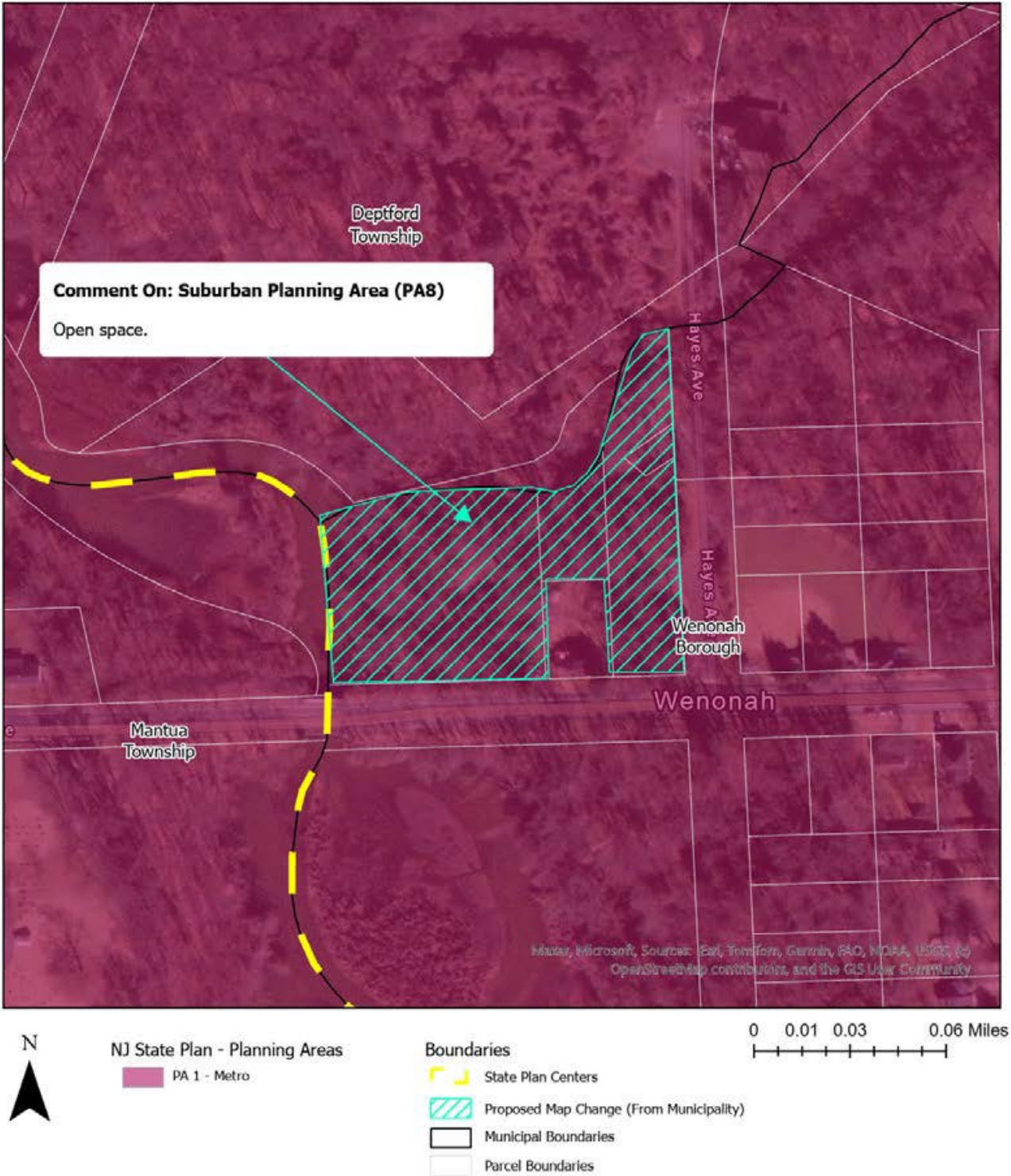
### Wenonah Borough, Gloucester County





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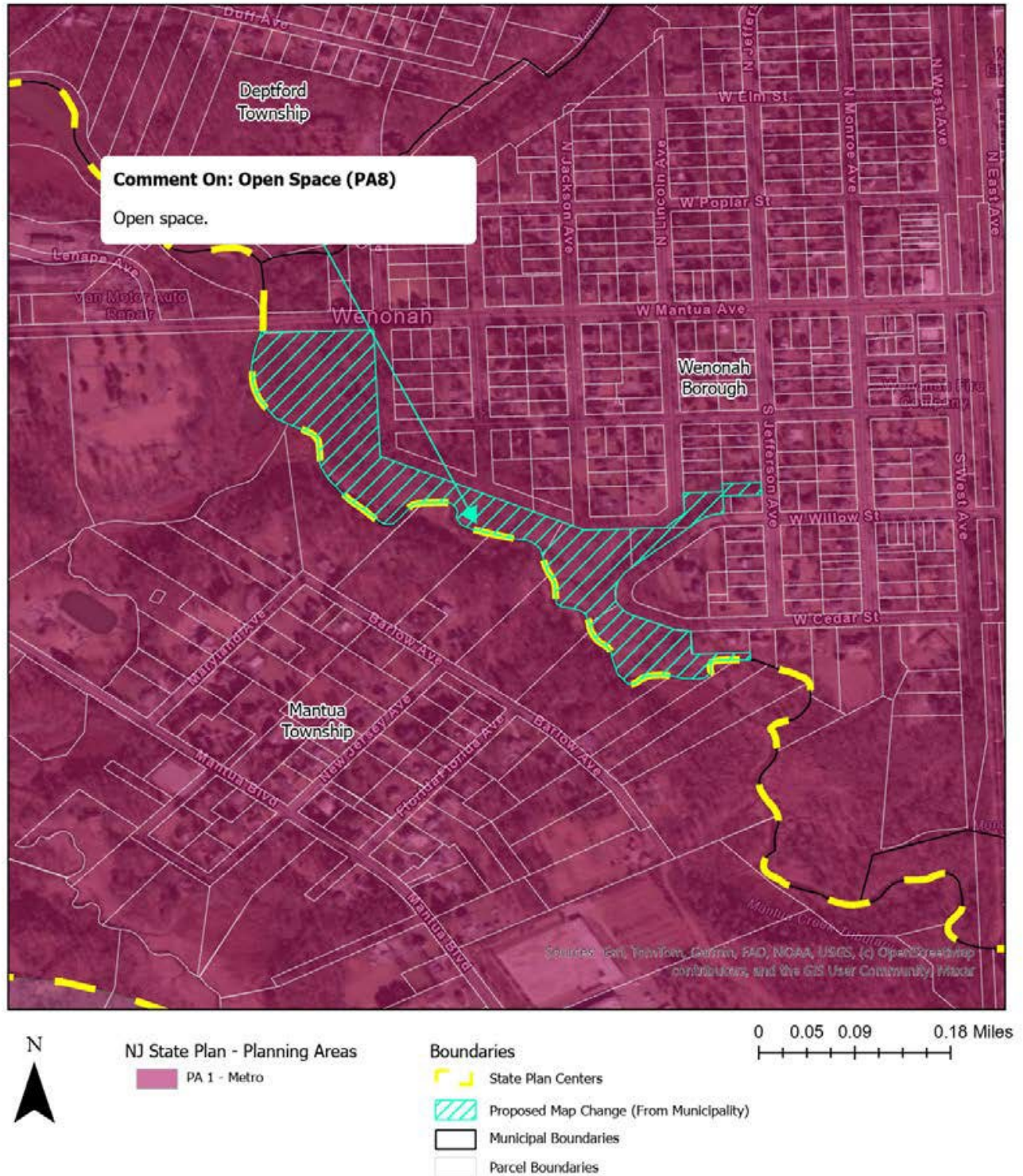
State Plan Policy Map  
Wenonah Borough, Gloucester County





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May 2025

**State Plan Policy Map**  
Wenonah Borough, Gloucester County



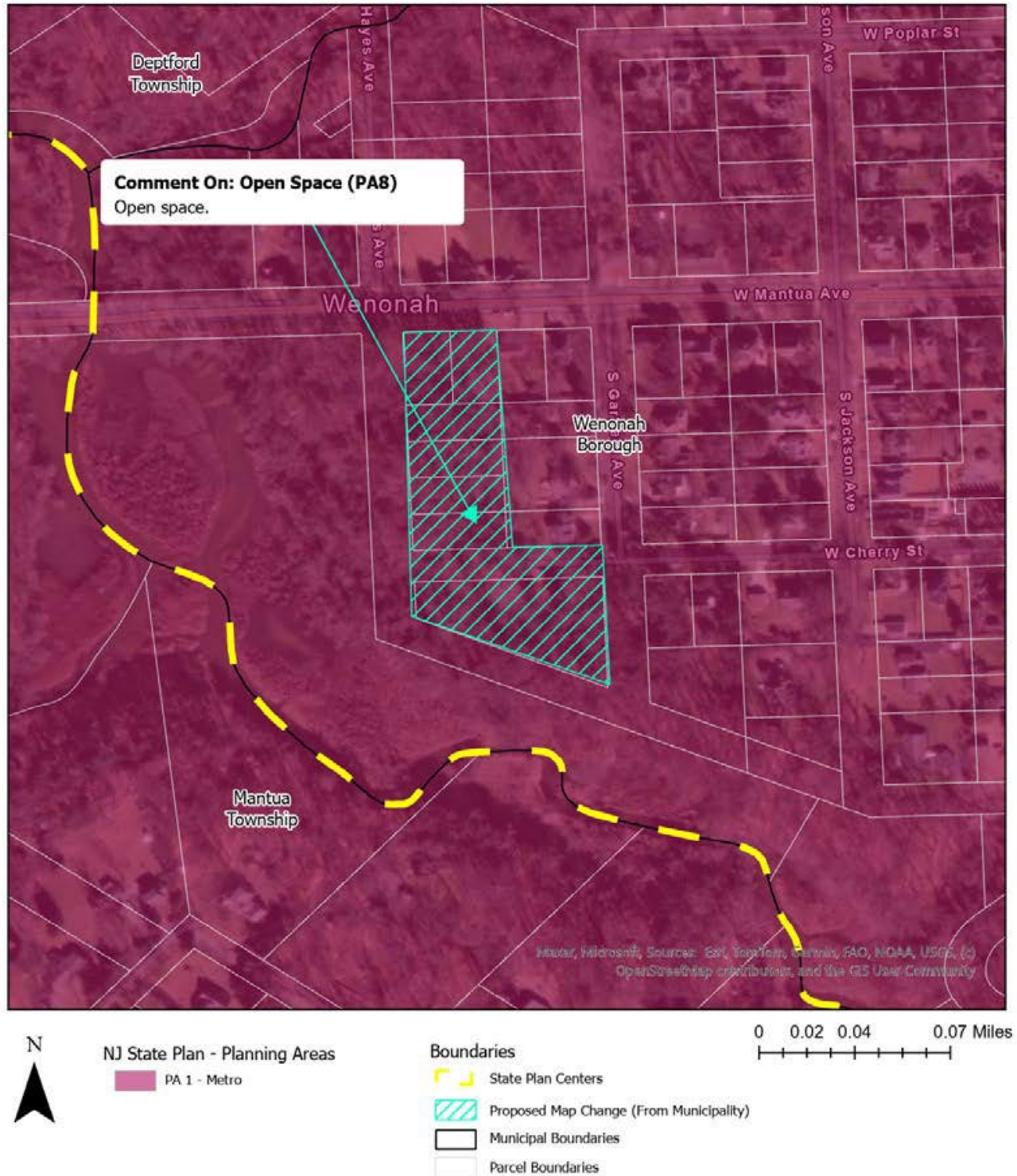


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## State Plan Policy Map

### Wenonah Borough, Gloucester County



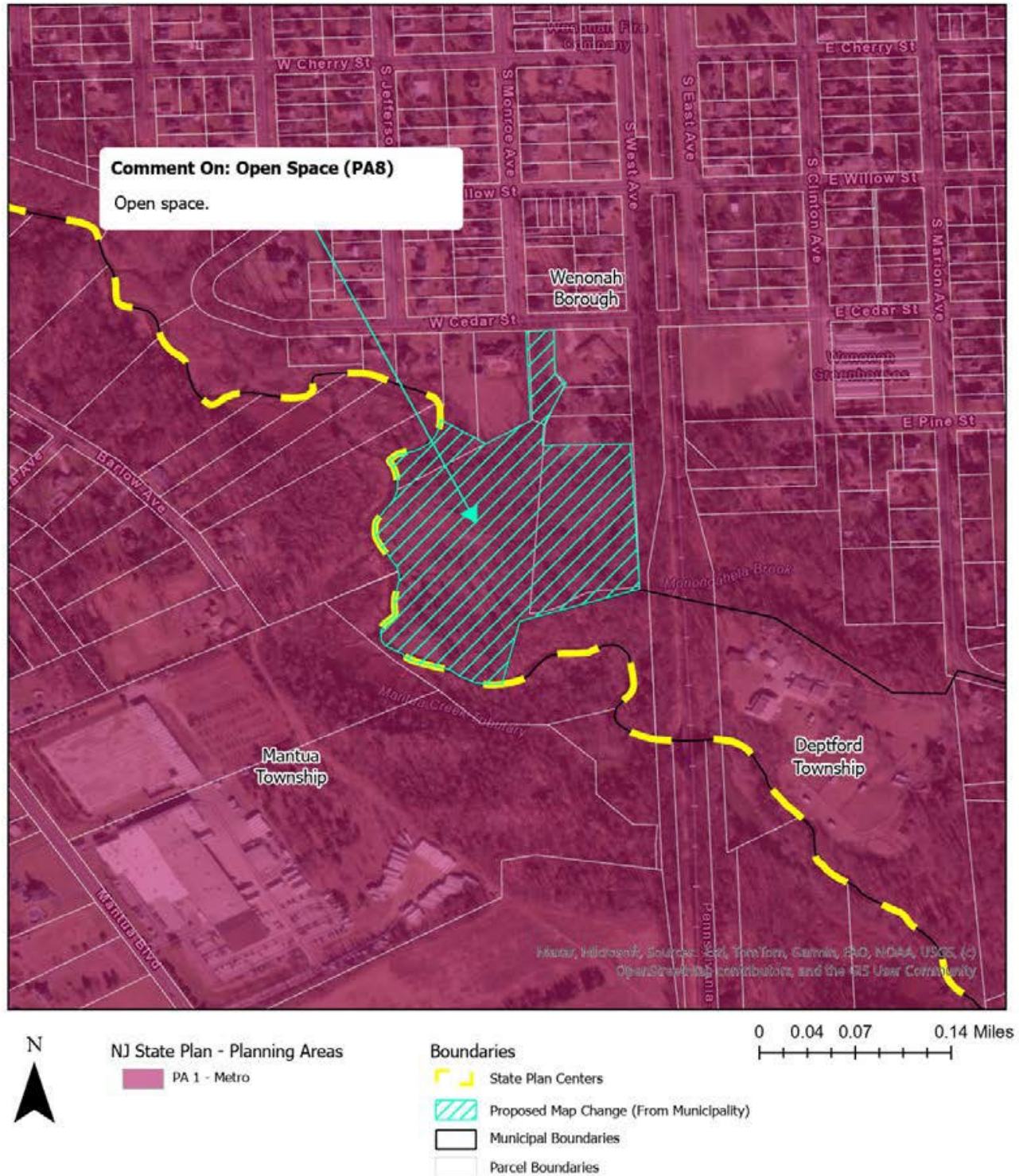


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## State Plan Policy Map

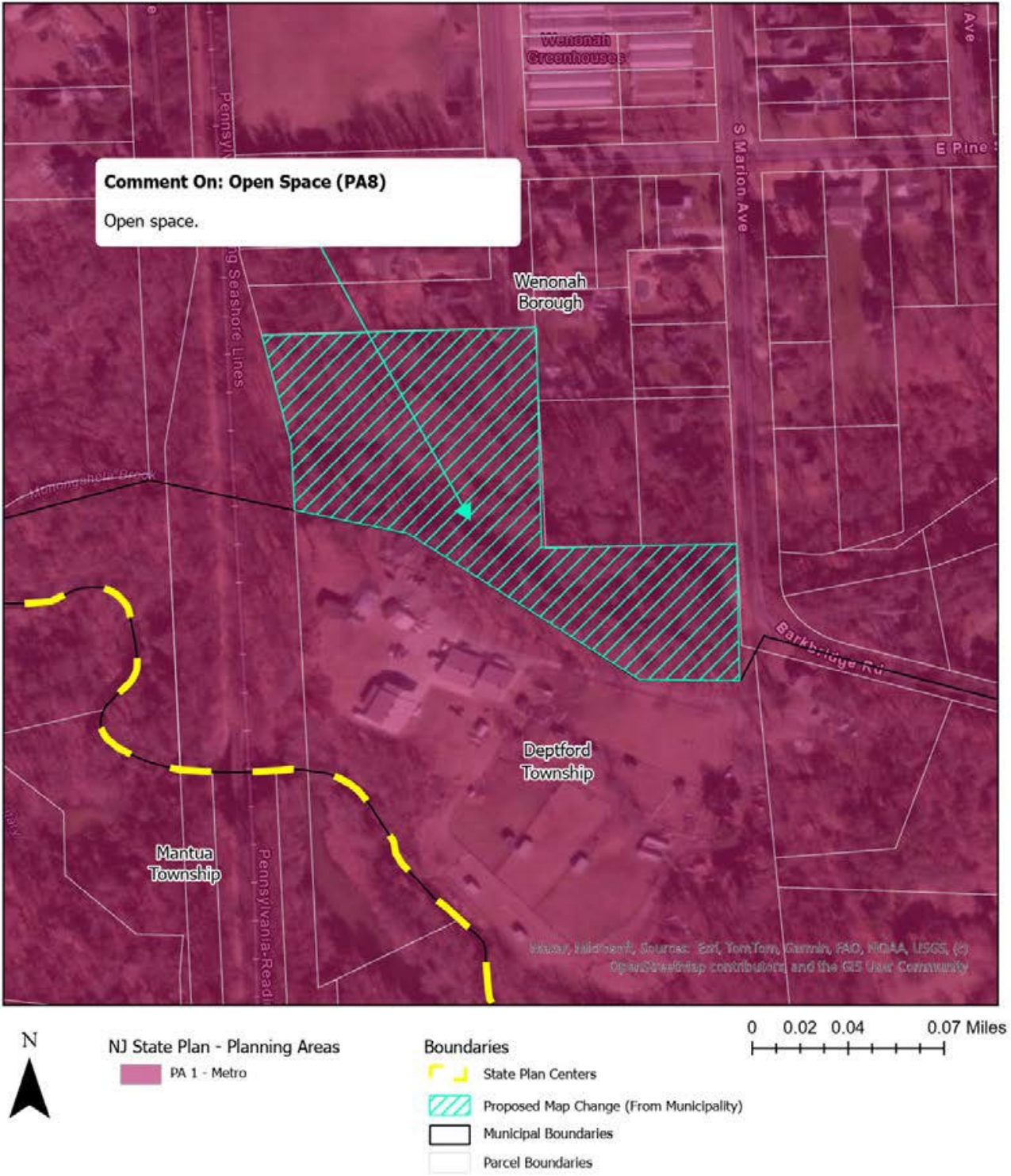
### Wenonah Borough, Gloucester County





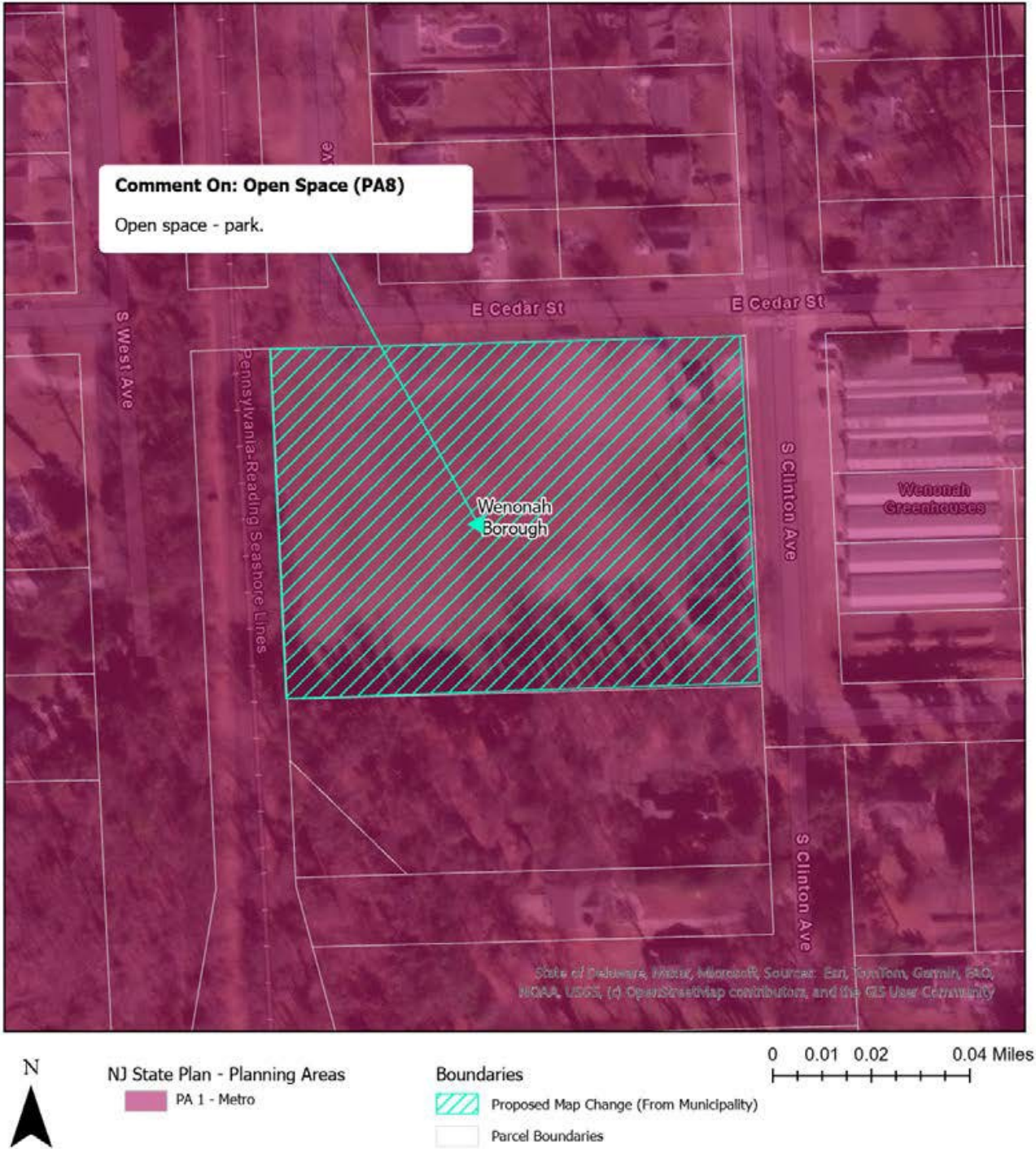
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**State Plan Policy Map**  
Wenonah Borough, Gloucester County



GLOUCESTER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE  
May 2025

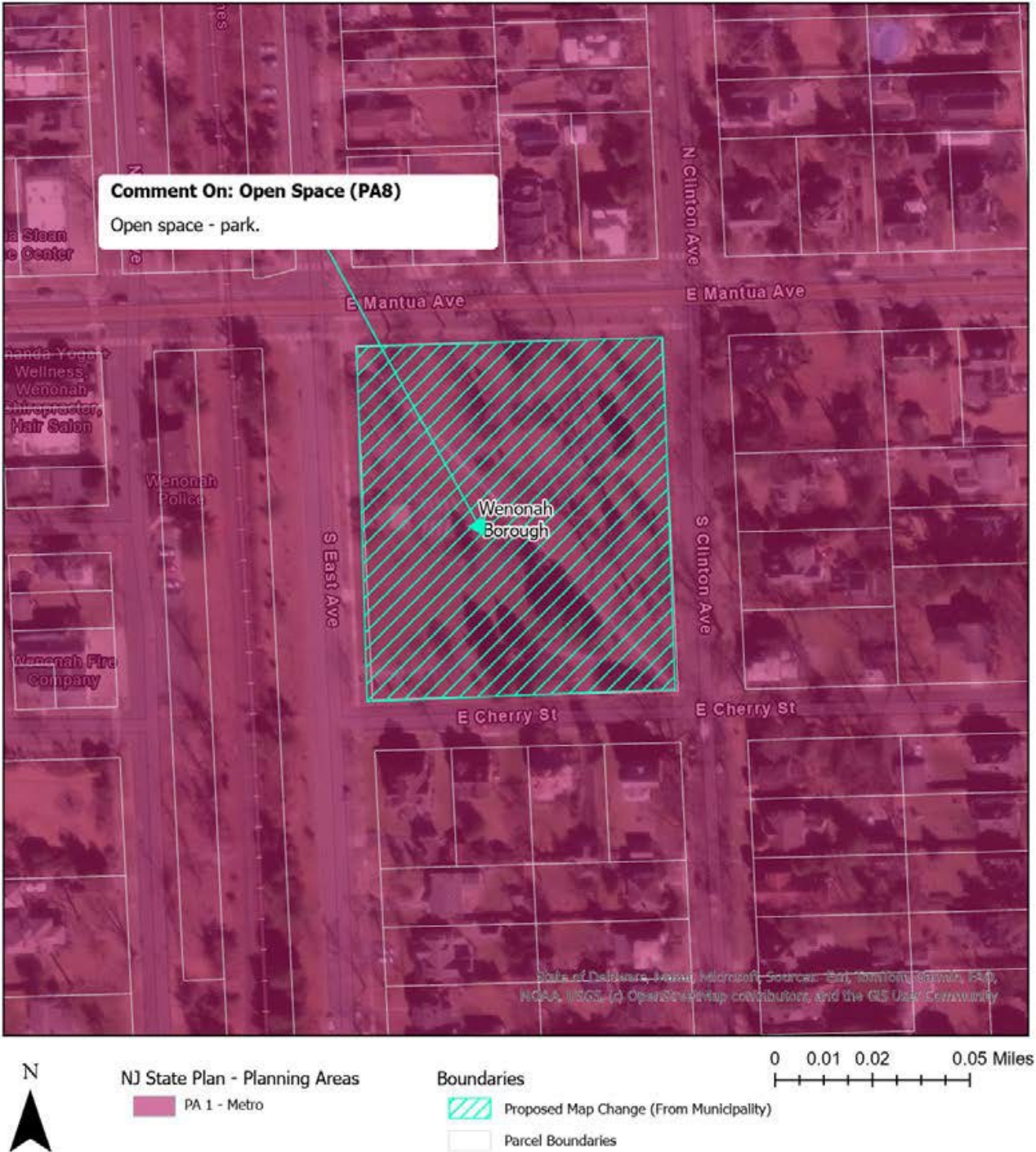
State Plan Policy Map  
Wenonah Borough, Gloucester County





GLOUCESTER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE  
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State Plan Policy Map  
Wenonah Borough, Gloucester County



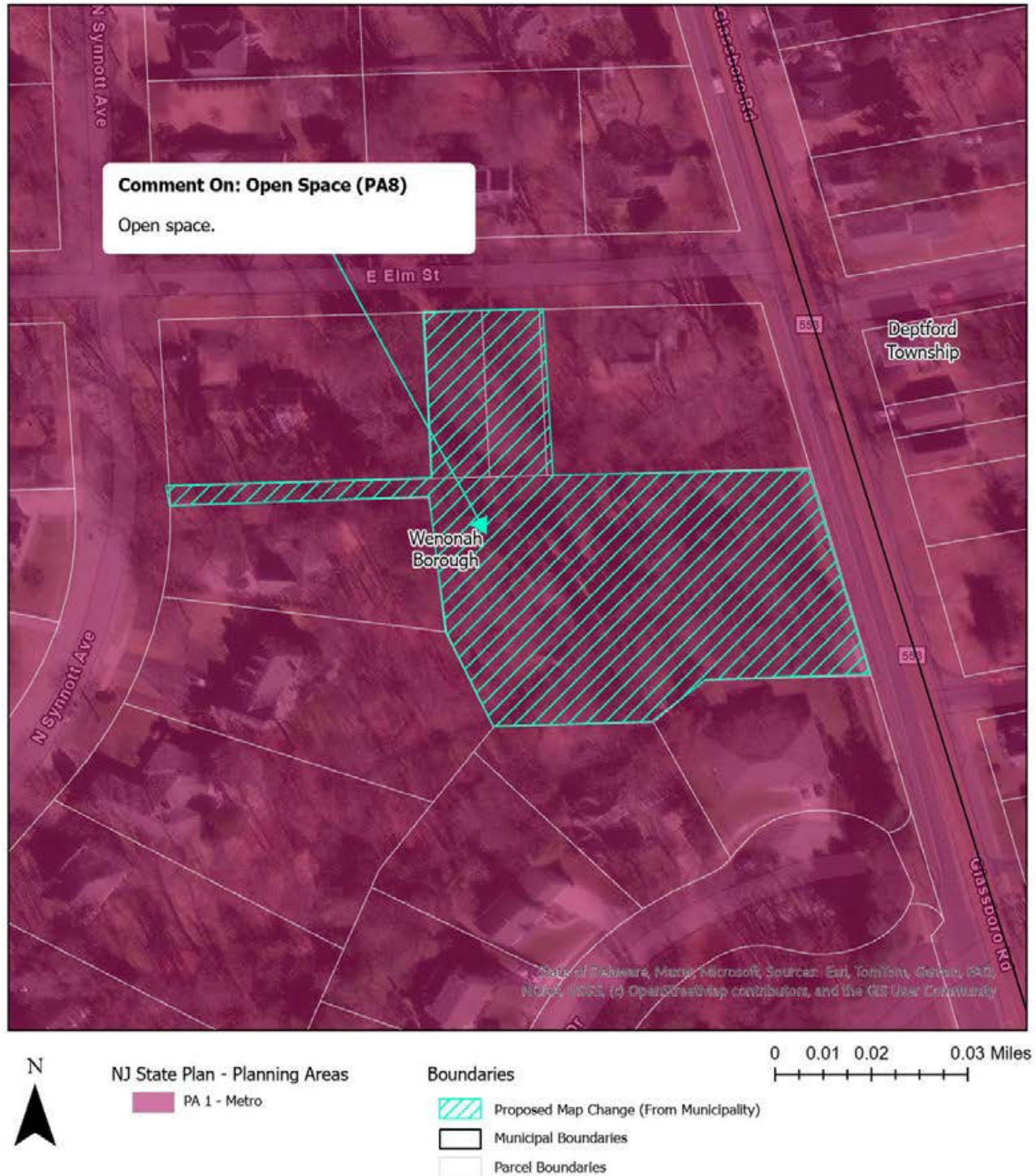






**GLOUCESTER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE**  
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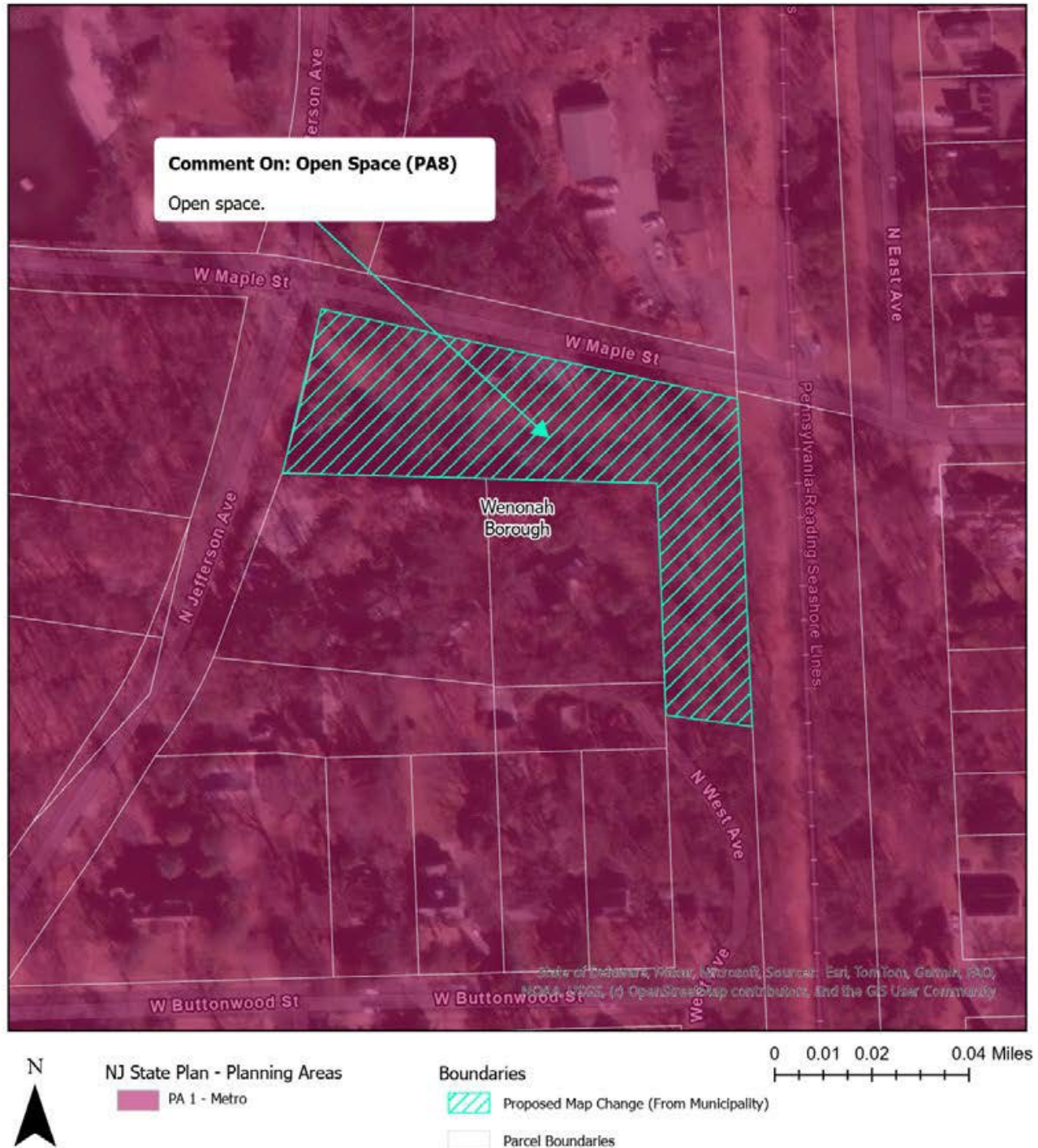
**State Plan Policy Map**  
Wenonah Borough, Gloucester County





**GLOUCESTER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE**  
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**State Plan Policy Map**  
Wenonah Borough, Gloucester County



# GLOUCESTER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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## Township of West Deptford Cross-Acceptance Response Template

*This was completed on behalf of the Township of West Deptford by Gloucester County's planning consultant based on publicly available information.*

### Section 1: Consistency with The Preliminary State Plan

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

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

- |  |                               |
|--|-------------------------------|
| <input checked="" type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered  | 2000                          |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s)  | 2019                          |
| <input type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32  | Click or tap to enter a date. |
| <input checked="" type="checkbox"/> Land use map   | 2001                          |
| <input checked="" type="checkbox"/> Zoning Ordinance and other land development standards  |                               |
| <input checked="" type="checkbox"/> Zoning map and schedule  |                               |
| <input checked="" type="checkbox"/> Redevelopment Plans  | 2019 - Riverwinds             |
| <input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans  |                               |
| <input type="checkbox"/> Natural Resource Inventory  |                               |
| <input type="checkbox"/> Recreation and Open Space Inventory (ROSI)  | Click or tap to enter a date. |
| <input checked="" 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   | Click or tap to enter a date. |
| <input type="checkbox"/> Farmland Preservation/Agricultural Retention Plan   | Click or tap to enter a date. |
| <input checked="" type="checkbox"/> Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan) |                               |

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



# GLOUCESTER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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

Economic Development – *Consistent*

Housing – *Consistent*

Infrastructure – *Highly Consistent*

Revitalization and Recentering – *Highly Consistent*

Climate Change – *Consistent*

Natural and Water Resources – *Consistent*

Pollution and Environmental Clean-Up – *Highly Consistent*

Historic and Scenic Resources – *Highly Consistent*

Equity – *Not inconsistent*

Sound and Integrated Planning – *Consistent*

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

The Township is consistent with 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 majority of the Township is in the PA-1 with the exception of some PA-2 in more suburban areas.

## Section 2: Agreements and Disagreements with The Preliminary State Plan

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

N/A

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

N/A

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

N/A

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



# GLOUCESTER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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**done to protect them.**

The Township is relatively built-out and sprawl is not necessarily a concern. Environmentally sensitive areas along stream corridors should continue to be protected.

**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?**  
Environmental Commission

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

**8. Additional comments:**

N/A



# GLOUCESTER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

May 2025

## Borough of Westville Cross-Acceptance Response Template

*This was completed on behalf of the Borough of Westville by Gloucester County's planning consultant based on publicly available information.*

### Section 1: Consistency with The Preliminary State Plan

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

#### 9. 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	1978
<input checked="" type="checkbox"/> Master Plan Reexamination Report(s)	June 2018
<input type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32	Click or tap to enter a date.
<input type="checkbox"/> Land use map	Click or tap to enter a date.
<input checked="" type="checkbox"/> Zoning Ordinance and other land development standards	2/13/1979
<input checked="" type="checkbox"/> Zoning map and schedule	10/26/2009
<input checked="" type="checkbox"/> Redevelopment Plans	Click or tap to enter a date.
<input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans	2000
<input checked="" type="checkbox"/> Natural Resource Inventory	June 2024
<input type="checkbox"/> Recreation and Open Space Inventory (ROSI)	Click or tap to enter a date.
<input checked="" 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 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 date.
<input checked="" type="checkbox"/> Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)	Stormwater Pollution Prevention Plan adopted in 2023

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





# GLOUCESTER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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

Economic Development – *Not Inconsistent*

Housing – *Not Inconsistent*

Infrastructure – *Consistent*

Revitalization and Recentering – *Consistent*

Climate Change – *Consistent*

Natural and Water Resources – *Consistent*

Pollution and Environmental Clean-Up – *Consistent*

Historic and Scenic Resources – *Consistent*

Equity – *Not inconsistent*

Sound and Integrated Planning – *Consistent*

Westville's Master Plan has an emphasis on the preservation of the Borough's residential character, while also encouraging new opportunities to revitalize the downtown area with economically sound uses. One of the key topics discussed in the Master Plan Reexamination Report is the preservation and enhancement of the Borough's natural resources, open spaces, and environmentally sensitive lands. These various goals involve the introduction of new or improved infrastructure, particularly related to community facilities/open space, sewer, and stormwater management. The goals and objectives within the Master Plan elements are not inconsistent with the goals of the preliminary SDRP.

11. **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

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

Westville Borough is entirely in PA1. This designation is accurate to what's on the ground in terms of the Borough's density. It also aligns with the planned future development of the Borough, which includes, in part, the redevelopment of underutilized properties for commercial uses as appropriate.

## Section 2: Agreements and Disagreements with The Preliminary State Plan

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

N/A



# GLOUCESTER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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

N/A

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

N/A

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

As a municipality that is nearly built out, the Borough does not exhibit areas of sprawl. A small portion of the Borough falls within the 100-year floodplain, given the Borough's proximity to the Delaware River. These areas, however, for the most part are undeveloped, wooded properties. There are a handful of residential properties in the westernmost portion of the Borough that fall within the floodplain; depending on how often these properties are inundated with flooding, the Borough may consider establishing a conservation zone that allows for existing structures to remain, undergo improvements up to a certain monetary value (proportionate to the overall value of structure), and sell while also preventing new development within these flood-prone areas of the Borough.

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

- ☐ Open Space Plan  
☐ Open Space Tax  
☐ Other

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

- ☐ Yes  
☒ No

**If not, what are the reasons for not participating? Does the municipality have other environmental groups, such as, an Environmental Commission or a Green Team?**

The Borough has an Environmental Commission.

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

7) Continue to enhance and revitalize its Downtown Preservation District, as well as identify



## GLOUCESTER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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additional potential areas appropriate for redevelopment.

- 8) Continue to protect environmentally sensitive lands as well as recreational and open space, and enhance these assets as appropriate.
- 9) Invest in infrastructural improvements, with a particular focus on aging stormwater management systems, sewer, and water lines.

#### 8. **Additional comments:**

N/A





# GLOUCESTER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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## City of Woodbury Cross-Acceptance Response Template

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### Section 1: Consistency with The Preliminary State Plan

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

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

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

Master Plan (2006)

Master Plan Reexamination Report (2019)

Land Use map (2006)

Zoning Ordinance (2024)

Housing Element and Fair Share Plan (2022)



# GLOUCESTER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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ROSI (2025)

Redevelopment plans:

- Downtown Woodbury Redevelopment Plan & Form-Based Code (2009)
- Woodbury Country Club Redevelopment Plan (2013)
- 100 South Broad Street Redevelopment Plan (2025)

Resource protection ordinances:

- Tree Removal & Replacement (2024)
- Flood Damage Prevention (2023)
- Energy Conservation (2009)
- Green Design Standards (2009)

Any other adopted planning documents:

- Watershed Based Municipal Stormwater Management Plan (2025)
- Stormwater Pollution Prevention Plan (2025)
- Neighborhood Conservation Plan (2010)
- Gloucester County Transit Expansion Plan (2012)
- Water and Sanitary Utility Rate Study and Utility Valuation Study (2015)
- Red Bank Avenue Transit Hub Feasibility Analysis (2017)
- Inspira Medical Center Woodbury Development Options Report (2018)
- TCDI North Woodbury Walk Study (2024)

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

1. Economic Development: Woodbury promotes economic development through its Master Plan, redevelopment plans, and zoning.
2. Housing—Housing, including affordable housing, continues to be a top priority.
3. Infrastructure—Woodbury maintains and upgrades its infrastructure systems as needed.
4. Revitalization and Recentering—Our primary planning focus is on revitalization and redevelopment.
5. Climate Change—The mitigation of flooding and heat island impacts is a primary planning objective.
6. Natural and Water Resources—Woodbury protects and maintains the natural and water resources within the city.
7. Pollution and Environmental Clean-Up—Woodbury supports local, regional, and statewide efforts to reduce pollution and clean up environmentally-sensitive areas.
9. Equity—Our planning policies promote sustainable and equitable growth that benefits our community.
10. Sound and Integrated Planning—We partner with both the County and State to promote sound and integrated planning.

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

The City's plans and zoning are consistent and fully aligned with the goals of the State Plan.

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

5. Woodbury is in the Metropolitan Planning Area (PA1). The PA1 designation in which the city is situated is fully suited to the current and future development of Woodbury.



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## Section 2: Agreements and Disagreements with The Preliminary State Plan

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

Some stormwater management policies risk making it harder to do redevelopment in historic downtowns like Woodbury and other dense urban areas, such as requiring permeability standards that limit the ability to build on smaller lots that historically had 100% (or close to that) coverage. The New Jersey Department of Environmental Protection's recently proposed Resilient Environment and Landscapes rule is another example, unless it can be revised to provide additional guidance for how and where to accommodate and encourage growth in older urban areas. The new State Plan should address this issue and include recommendations for stormwater management regulations and permeability standards that are context sensitive to older urban centers and redevelopment.

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 are required.

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 comment.

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.**

Not relevant to Woodbury.

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

☒ Open Space Plan

☐ Open Space Tax

☐ Other

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

☐ Yes



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☒ No

**If not, what are the reasons for not participating? Does the municipality have other environmental groups, such as, an Environmental Commission or a Green Team?**

No current interest in participating in Sustainable Jersey. Woodbury has a Green Team but no environmental commission.

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

1. Redevelopment
2. Implementation of the Gloucester-Camden-Line (GCL) light rail line and two proposed stations in Woodbury
3. Continuing to increase housing and land values in the city

**Additional comments:**

Although it does not significantly impact Woodbury, the State Plan should address the impact of sea level rise in New Jersey. Otherwise, no additional comments.



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# GLOUCESTER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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## Borough of Woodbury Heights Cross-Acceptance Response Template

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### Section 1: Consistency with The Preliminary State Plan

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

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

- ☒ Most recent adopted Master Plan and any draft elements currently being considered
- ☒ Master Plan Reexamination Report(s) 2020
- ☒ Official Map pursuant to N.J.S.A. 55D-32
- ☒ Land use map 1979
- ☒ Zoning Ordinance and other land development standards
- ☒ Zoning map and schedule
- ☒ Redevelopment Plans
- ☒ Approved Housing Element and Fair Share Plans 2019
- ☒ 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)

**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.**



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As a built out older suburban community the Borough has no concerns with the ten goals. The Borough has prepared redevelopment and housing plans to encourage the adaptive reuse of older properties consistent with the goals and policy of the State Plan, Metropolitan Planning Areas.

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 is a PA1 area and has limited development opportunities. There are no concerns with 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.**

No Comment

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

no changes required or 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

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

As an older developed suburban community, the Borough has no areas of concern.

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

☐ Open Space Plan

☒ Open Space Tax

☐ Other



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

☐ Yes

☒ No

**If not, what are the reasons for not participating? Does the municipality have other environmental groups, such as, an Environmental Commission or a Green Team?**

Woodbury Heights Lake Association

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

Preserving the community character of established neighborhoods.

Encouraging Economic Development along the Commercial Corridors.

8. **Additional comments:**





# GLOUCESTER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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## Township of Woolwich Cross-Acceptance Response Template

*This was completed on behalf of the Township of Woolwich by Gloucester County's planning consultant based on publicly available information.*

### Section 1: Consistency with The Preliminary State Plan

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

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

- |   |                 |
|---|-----------------|
| <input checked="" type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered                   | 2008            |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s)   | 10/07/2022      |
| <input type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32   |                 |
| <input checked="" type="checkbox"/> Land use map  | July 2016       |
| <input checked="" type="checkbox"/> Zoning Ordinance and other land development standards   | Updated in 2016 |
| <input checked="" type="checkbox"/> Zoning map and schedule   | July 2016       |
| <input checked="" type="checkbox"/> Redevelopment Plans   |                 |
| • Kings Landing Redevelopment Plan (2017)   |                 |
| • Nike Missile Site Redevelopment Plan (2017)   |                 |
| • PMC Redevelopment Plan (2017)   |                 |
| • Weatherby Town Center Redevelopment Plan (2018)   |                 |
| <input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans   | Updated in 2022 |
| <input checked="" type="checkbox"/> Natural Resource Inventory  | Updated in 2019 |
| <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  |                 |



# GLOUCESTER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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- Stormwater Management Ordinance (2006)
- Flood Damage Prevention Ordinance (2010)

☒ Farmland Preservation/Agricultural Retention Plan 2005

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

- Stormwater Management Plan (2006)
- Capital Improvement Plan (2008)
- Circulation Plan (2016)
- Public Space Plan (2016)

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

Woolwich Township aligns with several goals from the Preliminary State Plan, particularly in **economic development, infrastructure, revitalization, and historic preservation**. The township promotes orderly growth while supporting strategic commercial expansion. Infrastructure improvements, including traffic circulation and public space enhancements, align with state objectives for **sound and integrated planning**. Additionally, Woolwich prioritizes historic and cultural resource protection through its various plans and ordinances.

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

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

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

## Section 2: Agreements and Disagreements with The Preliminary State Plan

1. **Provide a detailed discussion of any issues or recommendations to The Preliminary State Plan in order to better meet local needs.**
2. **Provide a detailed explanation of how municipal and county plans will be modified in order to create a greater degree of consistency.**
3. **Provide comments and recommendations regarding State agency implementation of the**



# GLOUCESTER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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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, agriculture, forest and wetlands areas are scattered across the township with agriculture being the most concentrated. The map also indicates that areas along Oldmans Creek, Raccoon Creek and Pargey Creek fall within FEMA flood zones, DEP's Sea Level Rise layer, and the Nature Conservancy's designated floodplains layer.

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

☒ Open Space Plan (2016 Open Space and Recreation 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) To preserve and enhance the quality of life in Woolwich Township in the face of rapid development.
- 2) To promote orderly growth within the Township.
- 3) To provide a safe and attractive residential environment.
- 4) Provide conveniently located and well-designed retail and commercial opportunities to serve the residents of Woolwich and the surrounding area
- 5) Limit the expansion of office and light industrial uses to areas that have good highway access to either Route I-295 or to the New Jersey Turnpike, and public sewer and water availability.
- 6) To provide a full range of community services to residents of Woolwich Township.
- 7) To work with State, County, and Local Officials to improve the traffic circulation system within and through the Township.



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- 8) To protect environmentally sensitive lands in the Township.
- 9) To protect historic and cultural resources in the Township.

### 8. Additional comments:



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