



Board of County Commissioners

Resolution No. 2025 – 254A

Public Works Committee

RESOLUTION PERIODIC REVISION AND READOPTING OF THE STATE DEVELOPMENT AND REDEVELOPMENT PLAN

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

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

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

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

WHEREAS, the County of Salem, 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) December 4, 2024, thereby authorizing the Salem County Planning Board to participate in Cross Acceptance as the designated Negotiating Entity for the County of Salem and its municipalities; and

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

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

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

Alloway Township
Elsinboro Township
Mannington Township
Oldmans Township
Pilesgrove Township
Pittsgrove Township
Lower Alloways Creek Township

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

I hereby certify the foregoing to be a true resolution adopted by the Salem County Board of County Commissioners on June 4, 2025.


STACY L. PENNINGTON
Clerk of the Board

RECORD OF VOTE

| COMMISSIONER | RESOLUTION MOVED | RESOLUTION SECOND | AYE | NAY | ABSTAIN | ABSENT |
|---------------|---------------------|----------------------|-----|-----|---------|--------|
| E. Ramsay | ✓ | | ✓ | | | |
| C. Taylor | | ✓ | ✓ | | | |
| D. Timmerman | | | ✓ | | | |
| G. Ostrum Jr. | | | ✓ | | | |
| B. Laury | | | ✓ | | | |

✓ Indicates Vote

Department Initials _eng/ams__

SALEM COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

June 2025

Introduction

This Salem 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 Salem County by the consultant team of Heyer, Gruel & Associates.

This Salem 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. 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 15 municipalities within Salem County, along with representative consultants, and Salem County officials, were invited to participate in the Cross Acceptance Process, with the following opportunities for participation.

1. Meetings

- Salem County offered virtual Cross Acceptance Kick-Off meetings on March 7, 2025 and March 12, 2025.
- The Salem County Cross Acceptance Public Meeting, hosted by the Office of Planning Advocacy, New Jersey Business Action Center, occurred in person on February 19, 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 Salem County

Overview

- A total of 7 out of 15 municipalities submitted a CART.
- A total of 8 out of 24 municipalities did not provide a CART and therefore the planning consultant and the County completed a CART on their behalf, where possible. This is noted at the top of each municipal CART to which this applies.
- At this time, no municipalities submitted mapping feedback suggesting changes to 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:

- Municipalities are generally aligned with the State Plan map. Further mapping feedback may be provided.

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 or are not directly applicable.

Disagreement with Planning Area Designations:

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

SALEM COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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Municipal Mapping Feedback and CARTs included in Salem County

| | |
|--------------------------------------|----|
| Salem County | 4 |
| Township of Alloway | 8 |
| Township of Carney's Point | 11 |
| Borough of Elmer..... | 14 |
| Township of Elsinboro..... | 17 |
| Township of Lower Alloway Creek..... | 20 |
| Township of Mannington | 25 |
| Township of Oldmans | 31 |
| Borough of Penns Grove | 35 |
| Township of Pennsville..... | 39 |
| Township of Pilesgrove..... | 46 |
| Township of Pittsgrove | 46 |
| Township of Quinton..... | 60 |
| City of Salem | 64 |
| Township of Upper Pittsgrove | 69 |
| Borough of Woodstown | 72 |

SALEM COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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Salem County

Cross-Acceptance Response Template

Section 1: Consistency with The Preliminary State Plan

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

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

- ☒ Most recent adopted Master Plan and any draft elements currently being considered 1982 – Development Management Plan
- ☐ Master Plan Reexamination Report(s)
- ☒ Official Map pursuant to N.J.S.A. 55D-32 2024
- ☐ 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 1/14/2025
- ☐ Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

SALEM COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

June 2025

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.

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 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.

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. Salem 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

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

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

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

SALEM COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

June 2025

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.

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.

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.

Does the municipality and/or county have the following?

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

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.

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

SALEM COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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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.

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.

SALEM COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

June 2025

Township of Alloway

Cross-Acceptance Response Template

Section 1: Consistency with The Preliminary State Plan

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

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

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

SALEM COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

June 2025

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.

Paste text

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?

Paste text

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

Paste text

Section 2: Agreements and Disagreements with The Preliminary State Plan

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

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

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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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Does the municipality and/or county have the following?

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

SALEM COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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Is the municipality a member of Sustainable Jersey?

☐ Yes

☐ No

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

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

Paste text

Additional comments:

Paste text

SALEM COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

June 2025

Township of Carney's Point

Cross-Acceptance Response Template

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| <input type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32 | NA |
| <input type="checkbox"/> Land use map | NA |
| <input type="checkbox"/> Zoning Ordinance and other land development standards | NA |
| <input type="checkbox"/> Zoning map and schedule | NA |
| <input type="checkbox"/> Redevelopment Plans | NA |
| <input type="checkbox"/> Approved Housing Element and Fair Share Plans | NA |
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SALEM COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

June 2025

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Paste text

Does the municipality and/or county have the following?

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

Is the municipality a member of Sustainable Jersey?

SALEM COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

June 2025

☐ Yes

☐ No

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

Paste text

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

Paste text

Additional comments:

Paste text

SALEM COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

June 2025

Borough of Elmer

Cross-Acceptance Response Template

Section 1: Consistency with The Preliminary State Plan

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| <input type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32 | NA |
| <input type="checkbox"/> Land use map | NA |
| <input type="checkbox"/> Zoning Ordinance and other land development standards | NA |
| <input type="checkbox"/> Zoning map and schedule | NA |
| <input type="checkbox"/> Redevelopment Plans | NA |
| <input type="checkbox"/> Approved Housing Element and Fair Share Plans | NA |
| <input type="checkbox"/> Natural Resource Inventory | NA |
| <input type="checkbox"/> Recreation and Open Space Inventory (ROSI) | NA |
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| <input type="checkbox"/> Resource protection ordinances | NA |
| <input type="checkbox"/> Farmland Preservation/Agricultural Retention Plan | NA |
| <input type="checkbox"/> Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan) | NA |

SALEM COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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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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Paste text

Does the municipality and/or county have the following?

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

Is the municipality a member of Sustainable Jersey?

SALEM COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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☐ Yes

☐ No

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

Paste text

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

Paste text

Additional comments:

Paste text

SALEM COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

June 2025

Township of Elsinboro

Cross-Acceptance Response Template

Section 1: Consistency with The Preliminary State Plan

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

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

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

SALEM COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

June 2025

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.

Elsinboro is a low population, rural district. Our townships goals are not out of alignment with state goals.

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?

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

Elsinboro is a low population, rural district. Our townships goals are not out of alignment with state goals.

Section 2: Agreements and Disagreements with The Preliminary State Plan

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

No changes are identified.

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

No changes to township plans are anticipated.

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 recommendations.

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

No areas identified.

Does the municipality and/or county have the following?

☒ Open Space Plan

☐ Open Space Tax

SALEM COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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☐ Other

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?

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

- 1) Maintain the Township's rural/agricultural character.
- 2) Preserve and encourage farming operations on Class I and Class II agricultural lands.
- 3) Protect, conserve and manage the Township's physical resources in order to sustain the value of the community's natural environment.
- 4) Encourage a land use pattern which prevents incompatible land use situations.
- 5) Ensure an adequate quantity and quality of housing which is responsive to the Township's demand for housing.
- 6) Provide for adequate community facilities compatible with future demand for those facilities.

Additional comments:

Elsinboro Township is a rural community. Approximately 85% of the township is protected from development by NJ DEP, Wetlands, and Farmland Preservation. The township offers no public water or sewage treatment services. As such, there is very limited opportunities for growth or development that impacts our township's goals. It is recommended that the state review the requirements for formal periodic Master Plan reviews, as these can be quite costly. Changes to review requirements should be considered to reduce plan review costs for small, rural communities with limited opportunities for growth or impacts to our stated goals.

SALEM COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

June 2025

Township of Lower Alloway Creek

Cross-Acceptance Response Template

Section 1: Consistency with The Preliminary State Plan

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

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 | 9/17/1992 |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s) | 10/3/2023 |
| <input type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32 | |
| <input checked="" type="checkbox"/> Land use map | 12/23/2024 |
| <input checked="" type="checkbox"/> Zoning Ordinance and other land development standards | 12/23/2024 |
| <input checked="" type="checkbox"/> Zoning map and schedule | 12/23/2024 |
| <input type="checkbox"/> Redevelopment Plans | |
| <input type="checkbox"/> Approved Housing Element and Fair Share Plans | |
| <input checked="" type="checkbox"/> Natural Resource Inventory | 5/8/2019 |
| <input checked="" type="checkbox"/> Recreation and Open Space Inventory (ROSI) | 5/8/2019 |
| <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 | 8/20/1996 |
| <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) | 3/19/2024 |

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

SALEM COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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objectives.

- ECONOMIC DEVELOPMENT GOAL - PROMOTE ECONOMIC GROWTH THAT BENEFITS ALL RESIDENTS OF NEW JERSEY.

This goal is not particularly relevant to Lower Alloways Creek Township since the focus of this goal is on cities, towns and other urban areas.

- HOUSING GOAL - PROVIDE AN ADEQUATE SUPPLY OF HOUSING FOR RESIDENTS OF ALL AGES AND INCOMES IN COMMUNITIES OF THEIR CHOOSING THAT MEET THEIR NEEDS AND OFFER READY ACCESS TO THE FULL RANGE OF SUPPORTIVE GOODS AND SERVICES.

The Township of Lower Alloways Creek is mindful of its affordable housing obligations under the Mount Laurel doctrine, regularly examines opportunities for the development of affordable housing and is committed to producing affordable housing voluntarily. The Township's reliance on on-site septic systems and water supply, however severely constrain its ability to achieve this goal due to the absence of public infrastructure required to support higher density development.

- INFRASTRUCTURE GOAL - ECONOMIC OPPORTUNITY THROUGH NATION LEADING INFRASTRUCTURE.

This goal is more relevant for Centers, cities and urban areas with the infrastructure typically required to support more-intense development. Although Lower Alloways Creek Township does encourage environmentally-sound development that generates employment opportunities, the Township does not have the infrastructure envisioned by this goal.

- REVITALIZATION AND RECENTERING GOAL - REVITALIZE AND RECENTER THE STATE'S UNDERUTILIZED DEVELOPED AREAS.

This goal is not particularly relevant to Lower Alloways Creek Township due to the general development pattern, density and land use that exists. The density in Lower Alloways Creek Township ranks amongst the lowest in the state (500 of 565) at 37.9 persons/square mile.

- CLIMATE CHANGE GOAL - EFFECTIVELY ADDRESS THE ADVERSE IMPACTS OF GLOBAL CLIMATE CHANGE.

SDRP goals promoting land use policies integrating land and transportation planning to support walking, biking, and public transit, and encourage dense, mixed-use communities that reduce vehicle dependence and GHG emissions are not attainable in Lower Alloways Creek Township due to the low population density and distances involved. Lower Alloways Creek Township's land use policies however, do advance carbon sequestration by protecting and restoring ecosystems such as wetlands, forests, and farmland, which

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naturally capture carbon and mitigate environmental degradation.

Lower Alloways Creek Township will incorporate a climate change-related hazard vulnerability assessment into the next Master Plan Land Use Element update as required by the MLUL. This vulnerability assessment will rely on the most recent natural hazard projections and best available science provided by the NJDEP, and will also consider environmental effects associated with extreme weather, temperature, drought, fire, flooding and sea-level rise; and contain measures to mitigate reasonably anticipated natural hazards.

- NATURAL AND WATER RESOURCES GOAL - PROTECT, MAINTAIN, AND RESTORE THE STATE'S NATURAL AND WATER RESOURCES AND ECOSYSTEMS.

Lower Alloways Creek Township is keenly aware of the need to protect the environment, prevent and reduce pollution and toxic emissions, in order to conserve resources and protect public health. The Township has adopted environmental protection ordinances intended to minimize development impacts on public health and biological systems, water and air quality. Approximately 54.91 percent of the Township's land is assessed as farmland.

- POLLUTION AND ENVIRONMENTAL CLEAN-UP GOAL - PROTECT THE ENVIRONMENT, PREVENT AND CLEAN UP POLLUTION.

NA

- HISTORIC AND SCENIC RESOURCES GOAL - PROTECT, ENHANCE, AND IMPROVE ACCESS TO AREAS WITH EXCEPTIONAL ARCHEOLOGICAL, HISTORIC, CULTURAL, SCENIC, OPEN SPACE, AND RECREATIONAL VALUE.

Lower Alloways Creek Township's Land Use Ordinance has sections which specifically protect Wetlands and a Conservation Park area. Additionally, Section 5.11 section B. 11. of the Lower Alloways Creek Township Land Use ordinance allows for clustered residential development which is intended to protect and enhance groundwater, streams, wetlands, forests, agricultural areas, rare and endangered plant and animal communities, historic sites and structures, scenic corridors and trails. The Township's 2012 Master Plan Reexamination Report found that, "The recreational areas within Lower Alloways Creek Township and surrounding area are generally meeting the needs of Township residents."

- EQUITY GOAL - IMPLEMENT EQUITABLE PLANNING PRACTICES TO PROMOTE THRIVING COMMUNITIES FOR ALL NEW JERSEYANS.

Lower Alloways Creek Township is supportive of this goal and via its long-standing commitment to agriculture, advances the State Plan's efforts to encourage programs that

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protect farming communities, further enhance farming as an industry, and coordinate the needs of communities that lack access to fresh foods.

- 2024 COMPREHENSIVE PLANNING GOAL - FOSTER SOUND AND INTEGRATED PLANNING AND IMPLEMENTATION AT ALL LEVELS STATEWIDE.

Lower Alloways Creek Township supports multiple efforts that advance comprehensive planning and design including: design guidelines that are integrated with master plan; using design to provide a wide range of housing types, and recreational opportunities; using physical design to enhance natural systems and support the quality of the built environment; design corridors, including rivers, greenways, transit and roadways, to connect communities in ways that preserve rights of way and protect viewsheds.

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?

NA

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

In general terms, the area designated as Rural Planning Area (PA4) is consistent with existing development and the Master Plan goals for the Township. People have consistently chosen to live or work in these rural areas not just because of the beauty of farmland and other open lands, but also the community character of the existing Centers where development is compact, rural and often historic.

Section 2: Agreements and Disagreements with The Preliminary State Plan

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

None at this time.

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

Lower Alloways Creek Township does not propose any modifications to achieve greater consistency at this time.

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.

Lower Alloways Creek Township does not offer any comments and/or recommendations regarding State agency implementation of the State Plan at this time.

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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.

Lower Alloways Creek Township's Master Plan and Land Use ordinance generally limit locations for more intense development, which in conjunction with lack of sewer infrastructure limit opportunities for sprawl. The Master Plan and ordinances also identify environmentally-sensitive areas and contain controls to limit and/or mitigate adverse impacts associated with development.

Does the municipality and/or county have the following?

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

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?

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

- 1) The primary goals in Lower Alloways Creek Township are the preservation of the Township's agricultural character and the development of a desirable and livable community.
- 2) To promote a desirable visual environment through creative development techniques and good civic design and arrangements.
- 3) To promote the conservation of open space, energy resources and valuable natural resources in Lower Alloways Creek and to prevent urban sprawl and degradation of the environment through improper use of land.

Additional comments:

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Township of Mannington

Cross-Acceptance Response Template

Section 1: Consistency with The Preliminary State Plan

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

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 | 9/12/2024 |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s) | 9/12/2024 |
| <input type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32 | |
| <input checked="" type="checkbox"/> Land use map | 9/12/2024 |
| <input checked="" type="checkbox"/> Zoning Ordinance and other land development standards | 9/12/2024 |
| <input checked="" type="checkbox"/> Zoning map and schedule | 9/12/2024 |
| <input checked="" type="checkbox"/> Redevelopment Plans | 1/7/2019 |
| <input type="checkbox"/> Approved Housing Element and Fair Share Plans | |
| <input checked="" type="checkbox"/> Natural Resource Inventory | 6/20/2007 |
| <input checked="" type="checkbox"/> Recreation and Open Space Inventory (ROSI) | 6/20/2007 |
| <input checked="" type="checkbox"/> Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL) | 1/7/2019 |
| <input checked="" type="checkbox"/> Resource protection ordinances | 11/7/2024 |
| <input checked="" type="checkbox"/> Farmland Preservation/Agricultural Retention Plan | 6/9/2016 |
| <input checked="" type="checkbox"/> Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan) | 11/7/2024 |

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

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objectives.

- ECONOMIC DEVELOPMENT GOAL - PROMOTE ECONOMIC GROWTH THAT BENEFITS ALL RESIDENTS OF NEW JERSEY.

This goal is not particularly relevant to Mannington Township since the focus of this goal is on Centers, cities, and other urban areas. As stated in the 2024 Mannington Township Master Plan Reexamination Report, “The overarching public agenda of maintaining the Township’s rural agricultural character, preserving and encouraging farming operations, and protecting its highly valuable environmental resources, which has its genesis in the 1978 master plan, continues to provide the overall direction for the master plan and land development ordinances of Mannington.”

- HOUSING GOAL - PROVIDE AN ADEQUATE SUPPLY OF HOUSING FOR RESIDENTS OF ALL AGES AND INCOMES IN COMMUNITIES OF THEIR CHOOSING THAT MEET THEIR NEEDS AND OFFER READY ACCESS TO THE FULL RANGE OF SUPPORTIVE GOODS AND SERVICES.

Mannington Township is mindful of its affordable housing obligations under the Mount Laurel doctrine, and regularly examines opportunities for the development of affordable housing and is committed to producing affordable housing voluntarily. The Township’s reliance on on-site septic systems and water supply, however severely constrain its ability to achieve this goal due to the absence of public infrastructure required to support higher density development.

- INFRASTRUCTURE GOAL - ECONOMIC OPPORTUNITY THROUGH NATION LEADING INFRASTRUCTURE.

This goal is more relevant for Centers, cities and urban areas with the infrastructure typically required to support more-intense development. Although Mannington Township does encourage environmentally-sound development that generates employment opportunities, the Township does not have the infrastructure envisioned by this goal. Rather Mannington Township has concentrated its efforts on preserving the infrastructure of agriculture, our land. The soils and careful usage of our water resources support the production of food crops.

- REVITALIZATION AND RECENTERING GOAL - REVITALIZE AND RECENTER THE STATE’S UNDERUTILIZED DEVELOPED AREAS.

This goal is not particularly relevant to Mannington Township due to the general development pattern, density and land use that exists. The density in Mannington ranks amongst the lowest in the state at 43.5 persons per square mile. This is the result of planning efforts by Mannington Township and successful production agriculture by our farm community.

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- CLIMATE CHANGE GOAL - EFFECTIVELY ADDRESS THE ADVERSE IMPACTS OF GLOBAL CLIMATE CHANGE.

SDRP goals promoting land use policies integrating land and transportation planning to support walking, biking, and public transit, and encourage dense, mixed-use communities that reduce vehicle dependence and GHG emissions are not attainable in Mannington Township due to the presence of agricultural production and the absence of supportive sewer infrastructure. Mannington's land use policies however, do advance carbon sequestration by protecting and restoring ecosystems such as wetlands, forests, and farmland, which naturally capture carbon and mitigate environmental degradation.

Mannington Township will incorporate a climate change-related hazard vulnerability assessment into the next Master Plan Land Use Element update as required by the MLUL. This vulnerability assessment will rely on the most recent natural hazard projections and best available science provided by the NJDEP, and will also consider environmental effects associated with extreme weather, temperature, drought, fire, flooding, and sea-level rise; and contain measures to mitigate reasonably anticipated natural hazards.

- NATURAL AND WATER RESOURCES GOAL - PROTECT, MAINTAIN, AND RESTORE THE STATE'S NATURAL AND WATER RESOURCES AND ECOSYSTEMS.

Mannington Township is keenly aware of the need to protect the environment, prevent and reduce pollution and toxic emissions, we have worked to conserve resources and protect public health. The Township has adopted environmental protection ordinances intended to minimize development impacts on public health and biological systems, water, and air quality. A significant portion of the Township has been preserved related to an internationally important segment of the North America Flyway, the Mannington Meadow. This Meadow also serves to buffer for the Upper Delaware River communities in times of storm surges. These preservation efforts are the direct result of the State, County, and Municipality to protect and maintain these natural resources.

- POLLUTION AND ENVIRONMENTAL CLEAN-UP GOAL - PROTECT THE ENVIRONMENT, PREVENT AND CLEAN UP POLLUTION.

Mannington Township has worked diligently to protect our water and soil resources needed for agriculture and the Mannington Meadow for its environmental importance to New Jersey and beyond. Recently, our commercial community member in Mannington Township, Mannington Mills, Inc., has invested to further protect our community and waterways by working with the NJDEP on a cleanup and approved closure of an onsite landfill.

- HISTORIC AND SCENIC RESOURCES GOAL - PROTECT, ENHANCE, AND IMPROVE ACCESS TO AREAS WITH EXCEPTIONAL ARCHEOLOGICAL, HISTORIC, CULTURAL, SCENIC, OPEN

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SPACE, AND RECREATIONAL VALUE.

Mannington Township has 12,000 acres of preserved farmland and environmentally sensitive land, the result of decades long efforts by the State, County, and Municipality to protect, enhance, and improve access. Section 70:30 of the Mannington Township Land Use Ordinance mandates clustered residential development which is intended to protect and enhance groundwater, streams, wetlands, forests, agricultural areas, rare and endangered plant and animal communities, historic sites and structures, scenic corridors and trails. Recommendations of Mannington Township's 2024 Master Plan Reexamination Report is the "Reconfiguration of all zones to reflect the elimination of the Conservation zone" and to "Develop stream corridor buffer regulations" to replace that zone.

- EQUITY GOAL - IMPLEMENT EQUITABLE PLANNING PRACTICES TO PROMOTE THRIVING COMMUNITIES FOR ALL NEW JERSEYANS.

Mannington Township is supportive of this goal and via its long-standing commitment to agriculture, advances the State Plan's efforts to encourage programs that protect farming communities, further enhance farming as an industry, and coordinate the needs of communities that lack access to fresh foods.

- 2024 COMPREHENSIVE PLANNING GOAL - FOSTER SOUND AND INTEGRATED PLANNING AND IMPLEMENTATION AT ALL LEVELS STATEWIDE.

Mannington Township supports multiple efforts that advance comprehensive planning and design including: design guidelines that are integrated with master plan; using design to provide a wide range of housing types, transportation modes, employment centers and recreational opportunities; using physical design to enhance natural systems and support the quality of the built environment; designing area lighting to minimize misdirected and sky glow; reducing the visual impacts of the motor vehicles and their related facilities on the landscape; design corridors, including rivers, greenways, transit and roadways, to connect communities in ways that preserve rights of way and protect viewsheds.

Mannington Township will continue its coordination with the new office (NJOPA) to ensure a direct line of communication between the Township and State.

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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?

NA

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

In general terms, the areas designated as Rural Planning Area (PA 4), Rural Environmentally Sensitive (PA 4B), and Environmentally Sensitive (PA 5) are consistent with existing development and the Master Plan goals for Mannington Township. The area delineated as PR Salem City Extension are not reflective of the current water service zone in Mannington Township. This should be reviewed and corrected.

Section 2: Agreements and Disagreements with The Preliminary State Plan

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

Aside from the mapping discussed in Section 1,4 above, none at this time.

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

Except as identified in Section 1, Mannington Township does not propose any modifications to achieve greater consistency at this time.

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.

Mannington Township does not offer any comments and/or recommendations regarding State agency implementation of the State Plan at this time.

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.

Mannington Township's Master Plan and Land Use ordinance generally limit locations for more intense development, which in conjunction with lack of sewer infrastructure limit opportunities for sprawl. The Master Plan and ordinances also identify environmentally-sensitive areas and contain controls to limit and/or mitigate adverse impacts associated with development.

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Does the municipality and/or county have the following?

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

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?

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

- 1) The primary goals in Mannington Township are the preservation of the Township's agricultural character and the development of a desirable and livable community.
- 2) To promote a desirable visual environment through creative development techniques and good civic design and arrangements.
- 3) To promote the conservation of open space, energy resources and valuable natural resources in Mannington and to prevent urban sprawl and degradation of the environment through improper use of land.

Additional comments:

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Township of Oldmans

Cross-Acceptance Response Template

Section 1: Consistency with The Preliminary State Plan

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

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

- | | |
|---|--|
| <input type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered | Click or tap to enter a date. |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s) | 2024 |
| <input checked="" 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 | NA |
| <input checked="" type="checkbox"/> Zoning Ordinance and other land development standards | Click or tap to enter a date. |
| <input checked="" type="checkbox"/> Zoning map and schedule | 2024 |
| <input type="checkbox"/> Redevelopment Plans | NA |
| <input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans | 2022, currently being updated for 2025 |
| <input type="checkbox"/> Natural Resource Inventory | NA |
| <input type="checkbox"/> Recreation and Open Space Inventory (ROSI) | NA |
| <input type="checkbox"/> Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL) | NA |
| <input checked="" type="checkbox"/> Resource protection ordinances | NA |
| <input checked="" type="checkbox"/> Farmland Preservation/Agricultural Retention Plan | 2022 |
| <input type="checkbox"/> Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan) | NA |

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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 - several warehouses within Oldmans, but very little retail.

Housing - due to lack of infrastructure (little public water and no sewer), as well as wetlands and flood zones, large housing projects are hard to develop.

Land Preservation- Oldmans is working toward farmland preservation to maintain its rural character.

Infrastructure - very limited. no sewer with a little public water. No public transportation available - no commuter trains or bus stops.

Revitalization - Many of the homes were built in the 1800's and early 1900's. Township works with DCA for Small Cities Grant and housing rehabilitation.

Climate Change - Rural in nature, no manufacturing; much of the land is farmed.

Natural Resources - Follow DEP rules for buffering and stormwater management.

Historic - Municipality would like to investigate this aspect more.

Planning - Do not believe the proposed State Plan accommodates rural communities with small populations; Oldmans has approximately 2,000 residents.

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?

Due to our rural farming and lack of infrastructure (water, sewer, transportation) it is unlikely that the municipality will meet the State's goals; although we have complied with a few such as environmental. Oldmans residents choose our municipality for its rural community and don't want a larger metropolis.

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

Oldmans would predominately be considered to be a PA3 which is not how the State mapped the municipality.

Proving to be a problem due to our water, sewer and power availability. We also have environmentally contaminated areas and excessive wetlands.

Section 2: Agreements and Disagreements with The Preliminary State Plan

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

The plan does not address environmental issues such as wetlands and flood hazard areas which limit growth. State plan appears to be written for larger communities. Also assumes that growth is good when it at times it can be detrimental to a community by increasing

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costs to service resident's needs. The support staff for Oldmans Township includes only two full-time employees with everyone else working part-time.

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

It is unlikely that the municipality will be able to comply in all the facets of the plan, as stated previously. Rather, Oldmans Township is requesting the State to align with the municipality's request to change the mapping since we have working knowledge of our community's positives and negatives. Not looking to build additional schools or establish a municipal police force which places a heavy burden on the taxpayers. Our roads are already overburdened by large truck traffic.

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.

Potential revision to plan would be to consider rural communities and not just urban ones. Residents in New Jersey have choices in the type of life style they wish to live: rural, large towns or cities. I believe they should be allowed that choice and not forced to be all the same.

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.

Have already identified on the mapping but as stated, Oldmans is predominately covered in wetlands with some flood hazard areas. Working toward farmland preservation to maintain the open space. Have not allowed any warehouses outside of predetermined allowable zones. Fighting all the way to NJ Supreme Court to keep the growth in the allowable zone. Developers need to be mindful of each town's Master Plan and not try to force their profit over the quality of life of the residents.

Does the municipality and/or county have the following?

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

Is the municipality a member of Sustainable Jersey?

- ☐ Yes
- ☒ No

If not, what are the reasons for not participating? Does the municipality have other

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environmental groups, such as, an Environmental Commission or a Green Team?
Rural farming community.

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

1. Farmland Preservation
2. Keep warehousing in its designated zoning district
3. Need a transportation plan to keep tractor trailers off roads that were not designed for truck traffic

Additional comments:

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Borough of Penns Grove

Cross-Acceptance Response Template

This was completed on behalf of the Borough of Penns Grove by Salem 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.

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 | 2024 |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s) | 2021 |
| <input type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32 | |
| <input checked="" type="checkbox"/> Land use map | 2024 |
| <input checked="" type="checkbox"/> Zoning Ordinance and other land development standards | 1986 |
| <input checked="" type="checkbox"/> Zoning map and schedule | 2024 |
| <input type="checkbox"/> Redevelopment Plans | |
| <input type="checkbox"/> Approved Housing Element and Fair Share Plans | |
| <input type="checkbox"/> Natural Resource Inventory | |
| <input checked="" type="checkbox"/> Recreation and Open Space Inventory (ROSI) | 2024 |
| <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) | |

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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.

Equity- Consistent. The Borough's Master Plan discusses equity in the context of climate change resilience and economic development policies.

Climate change- Consistent. Penns Grove has multiple planning goals related to climate resilience, protection against flooding, and natural disaster preparation. The Master Plan includes a climate change vulnerability assessment alongside an in-depth list of climate change mitigation strategies.

Natural and water resources- Consistent. Penns Grove is located on the banks of the Delaware River and has very small pockets of wetlands and forested areas. The climate change vulnerability assessment focuses heavily on the flood risk from the river. The Land Use element offers a list of possible stormwater management policies including green infrastructure. The Borough wishes to concentrate development to protect the remaining open spaces. The master plan also reviews air quality in the Borough.

Cleanup pollution- Somewhat consistent. The Master Plan contains a list of 13 contaminated sites but no plans to remediate or redevelop them. Possible brownfield projects are cited several times in discussions about economic development policy. There is no mention of recycling.

Infrastructure- Consistent. The Master Plan has goals to improve mobility and lessen congestion. There is no discussion of the mass transit options available today or how these services can be expanded in the future, although there is mention of wanting to incorporate transit-oriented design principles. Penns Grove does not currently have any EV stations but planning documents have identified possible locations for their installation. The Borough did an infrastructure study in 2021 which found that the systems were well maintained. The climate change vulnerability assessment contains an inventory of critical infrastructure.

Housing- Somewhat consistent. Master Plan has goals to increase housing stock, support affordable housing, and increase home ownership. Most homes are single-family. There is limited discussion of affordable housing in the context of economic development. The Borough's planning documents are missing concrete discussions of the actions being taken to address housing.

Economic growth- Highly consistent. The Economic Development element has several goals to encourage economic development through a variety of means including improving streetscapes, encouraging entrepreneurship, workforce development, and reducing regulatory barriers. Penns Grove is one of the most economically distressed municipalities in the State. In the past both residential and non-residential development has been limited. The waterfront also failed to develop as originally planned. In response the Master Plan puts forth an incredibly detailed compendium of economic policies for the municipality to try.

Historic, cultural, and recreational value- Somewhat consistent. Master plan goals seek to reduce sprawl in order to encourage open space. Open space and recreational facilities are organized in a ROSI although there are not clear plans to improve or expand facilities. There are several historic landmarks in the Borough which are contained within an inventory

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in the Master Plan. None of the sites are on the national register of historic places. Penns Grove does have a historical society but there is not a municipal-level historic preservation committee.

Revitalization- Consistent. In 2022 the entire Borough was designated as an Area in Need of Redevelopment. There are no site-specific redevelopment plans in place yet but the Waterfront, Main Street, and Virginia Avenue have been identified as ideal places for redevelopment given their commercial activity.

Sound planning- Consistent. Penns Grove has planning goals that explicitly call out sustainable development, Smart Growth, mixed-use development, and Transit Oriented Development. All of these principles are fitting given the Borough's PA 1 categorization.

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?

Penns Grove is already consistent across most State Plan goals but the Borough will more strongly incorporate affordable housing and brownfield remediation into its planning activities as redevelopment opportunities arise.

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

The PA1 categorization is appropriate for Penns Grove given the Borough's density, historic fabric, and commercial corridors. It is also aligned with the Borough's focus on infill development and revitalization.

Section 2: Agreements and Disagreements with The Preliminary State Plan

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

Attaining certain State Plan goals requires that municipalities hire technical assistance. For a municipality as economically distressed as Penns Grove, this is a difficult proposition. If the State Plan were to be supplemented with funding for technical expertise, aligning with the State Plan goals would be more feasible.

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

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

As stated previously, financial aid to hire the technical assistance needed to truly follow State Plan goals would be essential for economically distressed municipalities like Penns Grove. If direct aid is not feasible, any kind of resource packets that would provide technical expertise to municipal administrations would also be helpful.

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 wetlands in Penns Grove are concentrated in the northwest and southeast of the Borough. The forested areas are limited to green spaces. Penns Grove is already focusing on infill development in order to prevent sprawl, but even further open space protection could be enacted as redevelopment plans are produced for the waterfront.

Does the municipality and/or county have the following?

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

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?

Given the economic distress that Penns Grove is under, Sustainable Jersey membership is not a current priority.

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

- 1) Improve economic outcomes
- 2) Revitalization through smart growth planning and redevelopment
- 3) Improve climate resiliency, especially against flooding

Additional comments:

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Township of Pennsville

Cross-Acceptance Response Template

Section 1: Consistency with The Preliminary State Plan

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

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 | 12/00/2022 |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s) | 4/13/2015 |
| <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 | TBD |
| <input checked="" type="checkbox"/> Zoning Ordinance and other land development standards | 12/18/2024 |
| <input checked="" type="checkbox"/> Zoning map and schedule | 6/2/2022 |
| <input type="checkbox"/> Redevelopment Plans | TBD |
| <input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans | 6/19/2025 |
| <input type="checkbox"/> Natural Resource Inventory | TBD |
| <input type="checkbox"/> Recreation and Open Space Inventory (ROSI) | TBD |
| <input type="checkbox"/> Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL) | TBD |
| <input type="checkbox"/> Resource protection ordinances | TBD |
| <input type="checkbox"/> Farmland Preservation/Agricultural Retention Plan | TBD |
| <input type="checkbox"/> Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan) | TBD |

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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 GOAL - PROMOTE ECONOMIC GROWTH THAT BENEFITS ALL RESIDENTS OF NEW JERSEY.

The State's focus on Centers, cities, and other urban areas is not particularly relevant to Pennsville Township.

Pennsville Township continues to work with the local and county Economic Development boards to attract new businesses and has seen an increase in new business in recent years from owners of diverse backgrounds. We have also worked with the State to receive grants to update our parks and other attractions to entice business and individuals to our area and includes modifications in accordance with the Americans with Disabilities Act and the NJ Law Against Discrimination (NJLAD).

HOUSING GOAL - PROVIDE AN ADEQUATE SUPPLY OF HOUSING FOR RESIDENTS OF ALL AGES AND INCOMES IN COMMUNITIES OF THEIR CHOOSING THAT MEET THEIR NEEDS AND OFFER READY ACCESS TO THE FULL RANGE OF SUPPORTIVE GOODS AND SERVICES.

The Township of Pennsville has taken successful voluntary steps to satisfy its Mount Laurel affordable housing obligations for decades. Notwithstanding the failure by the New Jersey Council on Affordable Housing to adopt valid Round 3 procedural and substantive regulations, as memorialized by the Supreme Court on March 8, 2015 in In re Adoption of N.J.A.C. 5:96 & 5:97 by N.J. Council on Affordable Housing, 221 N.J. 1 (2015) ("Mount Laurel IV"), Pennsville Township secured judicial approval of its Round 3 Housing Element and Fair Share Plan via NJ Superior Court's Third Round Judgment of Compliance and Repose ("JOR") dated December 19, 2017, in favor of the Township. In addition, the Superior Court's Order, dated April 28, 2025, determining Pennsville Township's fourth round present need and rehabilitation obligation, was adopted in its' fourth round Housing Element and Fair Share Plan by the Pennsville Township Committee on June 19, 2025.

Pennsville Township is mindful of its affordable housing obligations under the Mount Laurel doctrine, regularly examines opportunities for the development of affordable housing and is committed to producing affordable housing voluntarily. However, the Township's reliance on limited water and sewer capacity constrains its ability to achieve this goal. In addition, we are mindful of the State Planning Act findings supporting the prevention of housing sprawl and "requires sound planning to prevent sprawl and promote suitable use of land..."

SALEM COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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INFRASTRUCTURE GOAL - ECONOMIC OPPORTUNITY THROUGH NATION LEADING INFRASTRUCTURE.

This goal is more relevant for Centers, cities and urban areas with the infrastructure typically required to support more intense development. Although Pennsville Township does encourage environmentally-sound development that generates employment opportunities, the Township does not have the infrastructure envisioned by this goal.

REVITALIZATION AND RECENTERING GOAL - REVITALIZE AND RECENTER THE STATE'S UNDERUTILIZED DEVELOPED AREAS.

This goal is not particularly relevant to Pennsville Township due to the general development pattern, density and land use that exists. The density in Pennsville Township ranks amongst the lowest in the state at 431st out of 535 municipalities.

CLIMATE CHANGE GOAL - EFFECTIVELY ADDRESS THE ADVERSE IMPACTS OF GLOBAL CLIMATE CHANGE.

Pennsville Township has worked with the State to receive grants to update roadways, biking paths and walking trails in support of the SDRP goals promoting these policies. The SDRP goals encouraging dense, mixed-use communities that reduce vehicle dependence and GHG emissions have been partly attained but, due to the diverse nature of Pennsville Township that also provides rural and agricultural areas, those areas are absent of supportive infrastructure. However, Pennsville's land use policies do advance carbon sequestration by protecting and restoring ecosystems such as wetlands, forests, and farmland, which naturally capture carbon and mitigate environmental degradation.

Pennsville Township will incorporate its climate change-related hazard vulnerability assessment into the next Master Plan Land Use Element update as required by the MLUL. This vulnerability assessment will rely on the most recent natural hazard projections and best available science provided by the NJDEP and will also consider environmental effects associated with extreme weather, temperature, drought, fire, flooding and sea-level rise; and contain measures to mitigate reasonably anticipated natural hazards.

NATURAL AND WATER RESOURCES GOAL - PROTECT, MAINTAIN, AND RESTORE THE STATE'S NATURAL AND WATER RESOURCES AND ECOSYSTEMS.

Pennsville Township is keenly aware of the need to protect the environment, prevent and reduce pollution and toxic emissions, in order to conserve resources and protect public health. The Township has adopted environmental protection ordinances intended to

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minimize development impacts on public health and biological systems, water and air quality.

POLLUTION AND ENVIRONMENTAL CLEAN-UP GOAL - PROTECT THE ENVIRONMENT, PREVENT AND CLEAN UP POLLUTION.

Pennsville Township has determined that the former Pennsville Landfill is an area in need of rehabilitation and is finalizing a redevelopment plan in which the landfill was capped and closed in accord with NJDEP requirements, and solar panels are being installed to generate electricity. The landfill closure and solar installation will improve environmental quality and reduce greenhouse gases associated with the generation of electricity. In addition, Pennsville has implemented remedial measures to limit PFOAs and other pollutants from its water supply.

HISTORIC AND SCENIC RESOURCES GOAL - PROTECT, ENHANCE, AND IMPROVE ACCESS TO AREAS WITH EXCEPTIONAL ARCHEOLOGICAL, HISTORIC, CULTURAL, SCENIC, OPEN SPACE, AND RECREATIONAL VALUE.

Pennsville Township has diligently preserved land and environmentally-sensitive land for decades with the intention to protect and enhance groundwater, streams, wetlands, forests, agricultural areas, rare and endangered plant and animal communities, historic sites and structures, scenic corridors and trails.

Pennsville Township is home to historic Fort Mott State Park providing public access to high-quality open space, scenic landscapes, and historical and recreational resources. In addition, these same characteristics are found in Pennsville's large public park located near its town center, which also includes ball courts and fields, provides programs and events, and will soon provide a playground and family bathroom for children and people with disabilities.

EQUITY GOAL - IMPLEMENT EQUITABLE PLANNING PRACTICES TO PROMOTE THRIVING COMMUNITIES FOR ALL NEW JERSEYANS.

Pennsville Township is supportive of this goal via its long-standing commitment to addressing affordable housing and environmental impacts, the latter of which includes remediating PFOAs from its' water supply. Also, Pennsville provides adequate access to fresh foods via multiple grocers and markets, and non-profit food distribution locations.

2024 COMPREHENSIVE PLANNING GOAL - FOSTER SOUND AND INTEGRATED PLANNING AND IMPLEMENTATION AT ALL LEVELS STATEWIDE.

Pennsville Township supports multiple efforts that advance comprehensive planning and design including: design guidelines that are integrated with master plan; using design to

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provide a wide range of housing types, transportation modes, employment centers and recreational opportunities; using physical design to enhance natural systems and support the quality of the built environment; designing area lighting to minimize misdirected and sky glow; reducing the visual impacts of the motor vehicles and their related facilities on the landscape; design corridors, including rivers, greenways, transit and roadways, to connect communities in ways that preserve rights of way and protect viewsheds.

Pennsville Township will continue its coordination with the new office (NJOPA) to ensure a direct line of communication between the Township and State.”

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

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

In general terms, the areas designated as Metropolitan Planning Area (PA1) are not consistent with the State Plan Policy Map Definitions, or with existing development and the Master Plan goals for the Township and warrants additional review.

Specifically, the areas North and West should be designated Suburban Planning Area (PA2). Also, the areas South of the Fringe Area that are defined as Metro, should be redefined as additional Fringe Planning Areas (PA3).

Section 2: Agreements and Disagreements with The Preliminary State Plan

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

Aside from the mapping discussed in Section 1.4 above, none at this time.

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

Except as identified in Section 1, Pennsville Township does not propose any modifications to achieve greater consistency at this time.

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.

Pennsville Township does not offer any comments and/or recommendations regarding State agency implementation of the State Plan at this time.

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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.

Pennsville Township's Master Plan and Land Use ordinance generally limit locations for more intense development which, in conjunction with lack of sewer infrastructure, limit opportunities for sprawl. The Master Plan and ordinances also identify environmentally-sensitive areas and contain controls to limit and/or mitigate adverse impacts associated with development. However, due to the State's Affordable Housing mandates, an area currently and incorrectly defined as Metropolitan (PA1) and that we requested should be defined as a Fringe Planning Area (PA3), is slated to be developed into a high-density community. The State's mandates have hindered the municipality's ability to manage its own Master Plan and limit sprawl in accordance with the SDRP and State Planning Act findings. The referenced future development will be in or in close proximity to environmentally-sensitive areas that are already impacted by flooding. The State's mandates limit our ability to control and mitigate adverse impacts.

Does the municipality and/or county have the following?

- ☐ Open Space Plan
- ☒ Open Space Tax
- ☒ Other (Farmland Preservation/Open Space)

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?

Pennsville Township has been forward-looking, working independently with State agencies, Rutgers University, non-profits and others, to preserve and, with intention, protect and enhance groundwater, streams, wetlands, forests, agricultural areas, and animal communities, historic sites and structures, scenic corridors and trails. This has and continues to be accomplished via Green Acres grants and other opportunities that allowed Pennsville to install bikeways and walking paths, provide adequate animal shelter resources, non-profit food resources, install PFOA water remediation equipment, install a solar panel farm facility, and provide educational, recreation and health programs and resources, that concur with the Sustainable Jersey commitments.

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

- 1) The primary goals in Pennsville Township are the preservation of the Township's suburban, rural, and agricultural characteristics and the development of a desirable and livable

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community.

2) To promote a desirable visual environment through creative development techniques and good civic design and arrangements.

3) To promote the conservation of open space, energy resources and valuable natural resources in Pennsville and to prevent dense housing, urban sprawl and degradation of the environment through improper use of land.

Additional comments:

Some of the SDRP goals do not consider the potential negative land use and economic impacts to local communities or impacts on their unique characteristics. Nor does it consider the exorbitant costs that must be expended to attain certain goals, while providing uncertain and unrealistic outcomes.

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Township of Pilesgrove

Cross-Acceptance Response Template

Section 1: Consistency with The Preliminary State Plan

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

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

- | | |
|--|------------|
| <input checked="" type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered | 11/19/2012 |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s) | 7/21/2021 |
| <input type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32 | |
| <input checked="" type="checkbox"/> Land use map | 5/23/2023 |
| <input checked="" type="checkbox"/> Zoning Ordinance and other land development standards | 12/1/2012 |
| <input checked="" type="checkbox"/> Zoning map and schedule | 12/1/2012 |
| <input checked="" type="checkbox"/> Redevelopment Plans | 8/29/2006 |
| <input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans | 2/15/2012 |
| <input checked="" type="checkbox"/> Natural Resource Inventory | 9/14/2005 |
| <input checked="" type="checkbox"/> Recreation and Open Space Inventory (ROSI) | 2/15/2012 |
| <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 | 10/13/2009 |
| <input checked="" type="checkbox"/> Farmland Preservation/Agricultural Retention Plan | 11/19/2012 |
| <input checked="" type="checkbox"/> Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan) | 6/11/2024 |

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

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objectives.

- ECONOMIC DEVELOPMENT GOAL - PROMOTE ECONOMIC GROWTH THAT BENEFITS ALL RESIDENTS OF NEW JERSEY.

This goal is not particularly relevant to Pilesgrove Township since the focus of this goal is on cities, towns and other urban areas.

- HOUSING GOAL - PROVIDE AN ADEQUATE SUPPLY OF HOUSING FOR RESIDENTS OF ALL AGES AND INCOMES IN COMMUNITIES OF THEIR CHOOSING THAT MEET THEIR NEEDS AND OFFER READY ACCESS TO THE FULL RANGE OF SUPPORTIVE GOODS AND SERVICES.

The Township of Pilesgrove has taken successful voluntary steps to satisfy its Mount Laurel affordable housing obligations for decades. Notwithstanding the failure by the New Jersey Council on Affordable Housing to adopt valid Round 3 procedural and substantive regulations, as memorialized by the Supreme Court on March 8, 2015 in In re Adoption of N.J.A.C. 5:96 & 5:97 by N.J. Council on Affordable Housing, 221 N.J. 1 (2015)(“Mount Laurel IV”), Pilesgrove secured judicial approval of its Round 3 Housing Element and Fair Share Plan *three times*, once in 2007, once in 2010, and one in 2012. In each case, the Court approved the Township’s Fair Share Plan by way of duly-noticed Compliance Hearing, and thereafter issued a final Round 3 Judgment of Compliance and Repose in favor of the Township.

Pilesgrove Township is mindful of its affordable housing obligations under the Mount Laurel doctrine, regularly examines opportunities for the development of affordable housing and is committed to producing affordable housing voluntarily. The Township’s reliance on on-site septic systems and water supply, however severely constrain its ability to achieve this goal due to the absence of public infrastructure required to support higher density development.

- INFRASTRUCTURE GOAL - ECONOMIC OPPORTUNITY THROUGH NATION LEADING INFRASTRUCTURE.

This goal is more relevant for Centers, cities and urban areas with the infrastructure typically required to support more-intense development. Although Pilesgrove Township does encourage environmentally-sound development that generates employment opportunities, the Township does not have the infrastructure envisioned by this goal.

- REVITALIZATION AND RECENTERING GOAL - REVITALIZE AND RECENTER THE STATE’S UNDERUTILIZED DEVELOPED AREAS.

This goal is not particularly relevant to Pilesgrove Township due to the general development pattern, density and land use that exists. The density in Pilesgrove ranks amongst the lowest in the state (532nd) at 120 persons/square mile.

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- CLIMATE CHANGE GOAL - EFFECTIVELY ADDRESS THE ADVERSE IMPACTS OF GLOBAL CLIMATE CHANGE.

SDRP goals promoting land use policies integrating land and transportation planning to support walking, biking, and public transit, and encourage dense, mixed-use communities that reduce vehicle dependence and GHG emissions are not attainable in Pilesgrove Township due to the absence of supportive sewer infrastructure. Pilesgrove's land use policies however, do advance carbon sequestration by protecting and restoring ecosystems such as wetlands, forests, and farmland, which naturally capture carbon and mitigate environmental degradation.

Pilesgrove Township will incorporate a climate change-related hazard vulnerability assessment into the next Master Plan Land Use Element update as required by the MLUL. This vulnerability assessment will rely on the most recent natural hazard projections and best available science provided by the NJDEP, and will also consider environmental effects associated with extreme weather, temperature, drought, fire, flooding and sea-level rise; and contain measures to mitigate reasonably anticipated natural hazards.

- NATURAL AND WATER RESOURCES GOAL - PROTECT, MAINTAIN, AND RESTORE THE STATE'S NATURAL AND WATER RESOURCES AND ECOSYSTEMS.

Pilesgrove Township is keenly aware of the need to protect the environment, prevent and reduce pollution and toxic emissions, in order to conserve resources and protect public health. The Township has adopted environmental protection ordinances intended to minimize development impacts on public health and biological systems, water and air quality. Approximately 82 percent of the Township's land is assessed as farmland.

- POLLUTION AND ENVIRONMENTAL CLEAN-UP GOAL - PROTECT THE ENVIRONMENT, PREVENT AND CLEAN UP POLLUTION.

Pilesgrove Township has determined that the former Woodstown-Pilesgrove Landfill is an area in need of rehabilitation and is finalizing a redevelopment plan that will require a private company to close the landfill in accord with NJDEP requirements, and install solar panels to generate electricity via the NJBPU's Community Solar Program. The landfill closure and solar installation will improve environmental quality and reduce greenhouse gases associated with the generation of electricity.

- HISTORIC AND SCENIC RESOURCES GOAL - PROTECT, ENHANCE, AND IMPROVE ACCESS TO AREAS WITH EXCEPTIONAL ARCHEOLOGICAL, HISTORIC, CULTURAL, SCENIC, OPEN SPACE, AND RECREATIONAL VALUE.

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Section 145-28.1 of the Pilesgrove Land Use ordinance encourages clustered residential development which is intended to protect and enhance groundwater, streams, wetlands, forests, agricultural areas, rare and endangered plant and animal communities, historic sites and structures, scenic corridors and trails. The Township's 2021 Master Plan Reexamination Report found that, "The recreational areas within Pilesgrove and surrounding area are generally meeting the needs of Township residents."

- EQUITY GOAL - IMPLEMENT EQUITABLE PLANNING PRACTICES TO PROMOTE THRIVING COMMUNITIES FOR ALL NEW JERSEYANS.

Pilesgrove Township is supportive of this goal and via its long-standing commitment to agriculture, advances the State Plan's efforts to encourage programs that protect farming communities, further enhance farming as an industry, and coordinate the needs of communities that lack access to fresh foods.

- 2024 COMPREHENSIVE PLANNING GOAL - FOSTER SOUND AND INTEGRATED PLANNING AND IMPLEMENTATION AT ALL LEVELS STATEWIDE.

Pilesgrove Township supports multiple efforts that advance comprehensive planning and design including: design guidelines that are integrated with master plan; using design to provide a wide range of housing types, transportation modes, employment centers and recreational opportunities; using physical design to enhance natural systems and support the quality of the built environment; designing area lighting to minimize misdirected and sky glow; reducing the visual impacts of the motor vehicles and their related facilities on the landscape; design corridors, including rivers, greenways, transit and roadways, to connect communities in ways that preserve rights of way and protect viewsheds.

The Township's 2021 Master Plan Reexamination Report recommends that, "The Township should continue its coordination with the new office (NJOPA) to ensure a direct line of communication between the Township and State."

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?

NA

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

In general terms, the area designated as Rural Planning Area (PA4) is consistent with existing development and the Master Plan goals for the Township. The Fringe Planning Area (PA3) in the southwest corner of the Township adjacent to Carneys Point and Mannington may warrant additional review in light of the development occurring in that area. The Woodstown Extension, Sharptown Village and Yorktown Village proposed during the initial cross-acceptance process may also warrant further review by the Township to assess the current validity of these proposals.

Section 2: Agreements and Disagreements with The Preliminary State Plan

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

Aside from the mapping discussed in Section 1,4 above, none at this time.

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

Except as identified in Section 1, Pilesgrove Township does not propose any modifications to achieve greater consistency at this time.

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.

Pilesgrove Township does not offer any comments and/or recommendations regarding State agency implementation of the State Plan at this time.

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.

Pilesgrove Township's Master Plan and Land Use ordinance generally limit locations for more intense development, which in conjunction with lack of sewer infrastructure limit opportunities for sprawl. The Master Plan and ordinances also identify environmentally-sensitive and contain controls to limit and/or mitigate adverse impacts associated with development.

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Does the municipality and/or county have the following?

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

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?

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

- 1) The primary goals in Pilesgrove Township are the preservation of the Township's agricultural character and the development of a desirable and livable community.
- 2) To promote a desirable visual environment through creative development techniques and good civic design and arrangements.
- 3) To promote the conservation of open space, energy resources and valuable natural resources in Pilesgrove and to prevent urban sprawl and degradation of the environment through improper use of land.

Additional comments:

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Township of Pittsgrove

Cross-Acceptance Response Template

Section 1: Consistency with The Preliminary State Plan

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

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 | 12/18/2000 |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s) | 12/13/2016 |
| <input type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32 | |
| <input checked="" type="checkbox"/> Land use map | 3/23/2018 |
| <input checked="" type="checkbox"/> Zoning Ordinance and other land development standards | 7/23/2002 |
| <input checked="" type="checkbox"/> Zoning map and schedule | 7/23/2002 |
| <input checked="" type="checkbox"/> Redevelopment Plans | |
| <input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans | 12/29/2008 |
| <input checked="" type="checkbox"/> Natural Resource Inventory | 3/23/2018 |
| <input checked="" type="checkbox"/> Recreation and Open Space Inventory (ROSI) | 4/15/2025 |
| <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 | 7/23/2002 |
| <input checked="" type="checkbox"/> Farmland Preservation/Agricultural Retention Plan | 12/14/2021 |
| <input checked="" type="checkbox"/> Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan) | 5/22/2024 |

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

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objectives.

- ECONOMIC DEVELOPMENT GOAL - PROMOTE ECONOMIC GROWTH THAT BENEFITS ALL RESIDENTS OF NEW JERSEY.

The Pittsgrove Township Economic Development Committee (EDC) strives to increase the business tax base of the township through limited, targeted growth without threatening the rural character of the Township. The Economic Development Plan encourages quality ratables within existing commercial areas, and supports existing businesses.

The stated mission of the EDC is consistent with the State Plan's economic subgoal which promotes the retention and expansion of existing businesses, home-based businesses, the relocation of businesses from other states or abroad, and the creation of new businesses.

According to the 2016 Master Plan Reexamination Report, "Pittsgrove remains committed to its Master Plan goals but it realizes that it must generate more development, particularly business and commercial development, to sustain the level of services it offers its citizens. Over the past ten years, the Economic Development Commission has sought out new business and commercial interests with limited success."

- HOUSING GOAL - PROVIDE AN ADEQUATE SUPPLY OF HOUSING FOR RESIDENTS OF ALL AGES AND INCOMES IN COMMUNITIES OF THEIR CHOOSING THAT MEET THEIR NEEDS AND OFFER READY ACCESS TO THE FULL RANGE OF SUPPORTIVE GOODS AND SERVICES.

Pittsgrove's Housing Element/Fair Share Plan was last updated in 2015. Pittsgrove has no rehabilitation obligation. It has satisfied its Prior Round Obligation of 58 units. The agreed upon (by judicial consent order) Third

Round Obligation is 14 units. The Township has committed to funding five accessory apartment units through applications from its residents to convert space for controlled rental apartments. There are three units to be constructed in conjunction with the approved Briar Hill Estates single family development of 24 homes (2 onsite and 1 offsite).

In addition, the Fair Share Plan calls for three municipally-sponsored units. Habitat for Humanity has already constructed one which is occupied. Habitat for Humanity will construct two additional units at one location within the Redevelopment Area. The Township is utilizing a special needs facility to account for its very low income obligation.

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Pittsgrove Township is mindful of its affordable housing obligations under the Mount Laurel doctrine, regularly examines opportunities for the development of affordable housing and is committed to producing affordable housing voluntarily. The Township's reliance on on-site septic systems, however severely constrain its ability to achieve this goal due to the absence of public infrastructure required to support higher density development.

- **INFRASTRUCTURE GOAL - ECONOMIC OPPORTUNITY THROUGH NATION LEADING INFRASTRUCTURE.**

This goal is more relevant for Centers, cities and urban areas with the infrastructure typically required to support more-intense development. Although Pittsgrove Township does encourage environmentally-sound development that generates employment opportunities, the Township does not have the infrastructure envisioned by this goal.

- **REVITALIZATION AND RECENTERING GOAL – REVITALIZE AND RECENTER THE STATE'S UNDERUTILIZED DEVELOPED AREAS.**

This goal is not particularly relevant to Pittsgrove Township due to the general development pattern, density and land use that exists. The underutilized developed areas cited in the above goal statement do not presently exist in Pittsgrove Township.

- **CLIMATE CHANGE GOAL - EFFECTIVELY ADDRESS THE ADVERSE IMPACTS OF GLOBAL CLIMATE CHANGE.**

SDRP goals promoting land use policies integrating land and transportation planning to support walking, biking, and public transit, and

encourage dense, mixed-use communities that reduce vehicle dependence and GHG emissions are not particularly applicable to Pittsgrove due to rural residential and agricultural land uses that are predominant in the Township.

Pittsgrove's land use policies or land use regulations however, do advance carbon sequestration by protecting and restoring ecosystems such as wetlands, forests, and farmland, which naturally capture carbon and mitigate environmental degradation.

Pittsgrove Township will incorporate a climate change-related hazard vulnerability assessment into the next Master Plan Land Use Element update as required by the MLUL. This vulnerability assessment will rely on the most recent natural hazard projections and best available science provided by the NJDEP, and will also consider environmental effects associated with extreme weather, temperature, drought, fire,

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flooding and sea-level rise; and contain measures to mitigate reasonably anticipated natural hazards.

- **NATURAL AND WATER RESOURCES GOAL - PROTECT, MAINTAIN, AND RESTORE THE STATE'S NATURAL AND WATER RESOURCES AND ECOSYSTEMS.**

Pittsgrove Township is keenly aware of the need to protect the environment, prevent and reduce pollution and toxic emissions, in order to conserve resources and protect public health. Second only to 'agriculture preservation' the second goal of the Master Plan is 'environmental protection'. This goal seeks to protect environmentally-sensitive lands from development and inappropriate agricultural practices to ensure that Pittsgrove will remain in ecological balance for future generations.

The Conservation Element of the Master Plan addresses the issues of the preservation and management of environmentally sensitive lands and the continuation of sustainable agriculture in the Township. Embedded within the Conservation Element is the Natural Resource Inventory (NRI) which describes the environmental factors that affect land use, and supports the policies of the Land Use Plan. The Environmental Resource Inventory was updated in 2017.

- **POLLUTION AND ENVIRONMENTAL CLEAN-UP GOAL - PROTECT THE ENVIRONMENT, PREVENT AND CLEAN UP POLLUTION.**

The 2017 Environmental Resources Inventory identifies five sites listed in NJDEP's Site Remediation Program that are undergoing a remedial investigation or a contaminated remediation cleanup. Additionally, contamination at the Vineland Chemical Company Superfund site is being cleaned up via the USEPA CERCLA program.

- **HISTORIC AND SCENIC RESOURCES GOAL - PROTECT, ENHANCE, AND IMPROVE ACCESS TO AREAS WITH EXCEPTIONAL ARCHEOLOGICAL, HISTORIC, CULTURAL, SCENIC, OPEN SPACE, AND RECREATIONAL VALUE.**

The Master Plan identifies five historic hamlets in the municipality - Centerton, Olivet, Willow Grove, Brotmanville, and Norma.

Pittsgrove's Master Plan is consistent with the purposes of zoning expressed in the MLUL intended to "promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources. . ."

The Pittsgrove Master Plan describes a mechanism to rank land value for conservation purposes that identifies environmentally-sensitive areas which may include: stream corridors and adjacent upland sites, aquifer recharge areas, freshwater wetlands,

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unique wildlife and plant habitats, mature woodlands, and the site's historic significance.

One site in the Township is currently identified on the State and National List of Historic Places, the CCC Cabins Historic District within Parvin State Park. These cabins were built by the Civilian Conservation Corps (CCC) in the early 1930's as part of President Franklin Roosevelt's New Deal Program. From October 1933 through April 1941, men stationed at these cabins built the Parvin State Park main beach complex, extended the beach, constructed a parking lot, built campsites at Jaggers Point Campground, and constructed 18 cabins at Thundergust Lake.

- EQUITY GOAL - IMPLEMENT EQUITABLE PLANNING PRACTICES TO PROMOTE THRIVING COMMUNITIES FOR ALL NEW JERSEYANS.

Pittsgrove Township is supportive of this goal via its continuing commitment to agriculture, which advances the State Plan's efforts to

encourage programs that protect farming communities, further enhance farming as an industry, and coordinate the needs of communities that lack access to fresh foods.

- 2024 COMPREHENSIVE PLANNING GOAL - FOSTER SOUND AND INTEGRATED PLANNING AND IMPLEMENTATION AT ALL LEVELS STATEWIDE.

Pittsgrove Township supports multiple efforts that advance comprehensive planning and design including: design guidelines that are integrated with master plan; using design to provide a wide range of housing types, transportation modes, employment centers and recreational opportunities; using physical design to enhance natural systems and support the quality of the built environment; designing area lighting to minimize misdirected and sky glow; reducing the visual impacts of the motor vehicles and their related facilities on the landscape; design corridors, including rivers, greenways, transit and roadways, to connect communities in ways that preserve rights of way and protect viewsheds.

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

As described in Comment #2, Pittsgrove Township demonstrates general consistency with the key concepts and policy objectives in the updated State Plan.

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

The area designated as Rural Planning Area (PA4), Rural Environmentally- Sensitive Planning

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Area (PA4B) and Environmentally-Sensitive Planning Area (PA5) appear to be generally consistent with existing development and the Township's Master Plan goals, except as discussed herein.

The Master Plan recommends following the precepts of the planning policies for Planning Areas 4b and 5 including; concentrating development in and around the existing hamlets, and to the extent consistent with the State Plan, adding commercial nodes along State Route 40 in addition to the existing hamlets.

The Brotmanville, Norma and Centerton-Olivet Villages, and Elmer Extension South, proposed during the initial cross-acceptance process should be afforded renewed consideration in conjunction with the SDRP update. [more on this in Section 2]

Section 2: Agreements and Disagreements with The Preliminary State Plan

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

The updated State Plan identifies seven (7) general Planning Areas, that according to the Plan, reflect distinct geographic and economic areas and serve as an organizing framework for the application of the Statewide Policies.

In Pittsgrove Township and perhaps other rural areas, these seven Planning Areas are too general in their scope and do not account for the smaller hamlets and villages that may exist and were recognized in the first SDRP. This change to the Planning Area delineations appears as a significant departure from the previous Plan.

Pittsgrove's Master Plan and Zoning Ordinance which align with many aspects of the updated State Plan envision agriculture and rural residential development throughout much of the Township, and identify limited opportunities for commercial development. Master Plan objectives include: maintaining land use objectives that support agriculture and the rural landscape in nearly all locations, and directing new development and redevelopment to places in relation to their transportation and environmental capacities.

The stated intent of the State Plan for the Rural Environmentally-Sensitive Planning Area, which is the predominant Planning Area in Pittsgrove, to "accommodate growth in Centers" is inconsistent with the goals and objectives of Pittsgrove's Master Plan, and provides limited opportunity for meaningful economic development.

Hamlets which are the smallest places eligible for Center designation in the 2001 SDRP appear especially well-suited to Pittsgrove Township for the reasons set forth below. According to the 2001 Plan:

Existing Hamlets are found primarily in rural areas, often at crossroads. Although Hamlets are primarily residential in character, they may have a small, compact Core offering limited convenience goods and community

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activities, such as a multi-purpose community building, a school, a house of worship, a tavern, luncheonette, or similar land uses. The density of a Hamlet should conform to the carrying capacities of natural and built systems.

While existing Hamlets presently have no public water or sewer system, if they are planned to accommodate new development, small-scale systems or potable water systems may be required and are encouraged. New development in existing and new Hamlets should absorb the development that otherwise would occur in the Environs. The amount or level of new development should conform to the capacities of natural resource and infrastructure systems that would exist in the absence of the water and sewer systems.

Delineation of self-contained Hamlets in Pittsgrove's Rural Environmentally Sensitive Planning Area would be surrounded by farmland or open space consistent with the Master Plan.

In recognition of the limited opportunities for development in rural areas, the State Plan should be revised to specifically address the smaller villages, hamlets and etc., that were promoted in the first State Plan.

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

Except as identified in Section 1, Pittsgrove Township does not propose any modifications to achieve greater consistency at this time.

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.

Pittsgrove Township does not offer any comments and/or recommendations regarding State agency implementation of the State Plan at this time.

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.

Pittsgrove Township's Master Plan and Land Use ordinance generally limit locations for more intense development, which in conjunction with lack of sewer infrastructure serve to discourage sprawl. The Master Plan and ordinances also identify environmentally-sensitive areas and contain controls to limit and/or mitigate adverse impacts associated with development on the environment.

Does the municipality and/or county have the following?

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

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?

According to Chapter 13 of the Township Code, and pursuant to N.J.S.A. 40:56A-1 et seq., Pittsgrove Township has established an Environmental Commission for the protection, development or use of natural resources, including water resources, within the territorial limits of the Township.

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

In general, the focus of the Master Plan is to preserve the rural character of the Township through agricultural preservation while encouraging development along highway corridors and in villages. The Township's Master Plan vision also aspires to maintain/achieve balance between development and preservation. The Master Plan Reexamination Report also recommends advancing the primary goal of preserving the Township's rural character and farm economy by better utilizing the Land Use Regulations to restrict strip frontage development and encourage clustering.

The third action recommended is to incorporate the Redevelopment Plan for Landis Avenue into the Master Plan. Pittsgrove is expectant that its Redevelopment Area has potential to create a business hub which will benefit the Township and the region. The location on a State Highway close to Route 55 advances the transportation, circulation and economic development goals of the Master Plan.

Additional comments:

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Township of Quinton

Cross-Acceptance Response Template

This was completed on behalf of the Township of Quinton by Salem 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.

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 | 1990 |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s) | 2000, 2007, 2018 |
| <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 checked="" type="checkbox"/> Zoning map and schedule | 1995 |
| <input type="checkbox"/> Redevelopment Plans | |
| <input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans | 2008, 2021 |
| <input type="checkbox"/> Natural Resource Inventory | |
| <input type="checkbox"/> Recreation and Open Space Inventory (ROSI) | |
| <input type="checkbox"/> Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL) | |
| <input type="checkbox"/> Resource protection ordinances | |
| <input type="checkbox"/> Farmland Preservation/Agricultural Retention Plan | |
| <input checked="" type="checkbox"/> Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater | 2007 |

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Management Plan, Capital Improvement Plan)

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.

Equity- Not consistent. Quinton's planning documents do not reference equity concerns, historic injustices, or efforts to address them.

Climate change- Not consistent. There is acknowledgement that the Township will need to prepare a climate hazard vulnerability report but otherwise does not reference objectives related to this goal.

Natural and water resources- Not consistent. While Quinton's planning documents express a desire to preserve farmland and open space, the regulations in place do not encourage protection. Weaknesses in the Township's resource and development-related ordinances were raised in prior master plan reexamination documents but never acted on.

Cleanup pollution- Not consistent. There is no reference to pollution, contamination, remediation, or recycling in Quinton's planning documents.

Infrastructure- Not consistent. Most of the roads in Quinton are under county jurisdiction. Strip development along the Township's major roadways has created aesthetic and traffic issues. Quinton's current sewer services area is an extension of the Salem City system. This prevents Quinton from expanding their SSA without rewriting its agreement with Salem city. While much of the infrastructure is out of Quinton's control, the Township's planning documents do not indicate any efforts to make system improvements.

Housing- Not consistent. Most of residents live in the P-BR zone which is the least dense residential zone and it prevents multifamily housing from being built which is important for retaining seniors and attracting young families.

Economic growth- Not consistent. The Township has a joint light industrial/office zone. There do not appear to be other economic hubs. No ordinances are in place to promote Quinton's pre-existing agricultural economy.

Historic, cultural, and recreational value- Not consistent. Quinton's planning documents do not discuss their historic, cultural, or recreational resources although the municipal website proudly points out the Township's historic nature.

Revitalization- Not consistent. There are no adopted redevelopment plans.

Sound planning- Somewhat consistent. Quinton's rural nature aligns with its neighbors and with its planning area designation. Their planning documents and policies, however, do not actively work to create this alignment and there is therefore a risk that Quinton could develop away from this form.

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?

Quinton is inconsistent with essentially all of the State Plan goals. The Township could easily get itself back on track by commissioning a new Master Plan and supplementing it with substantial ordinance updates.

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

The PA 4 rural designation is appropriate for Quinton's extensive farmland and limited residential development.

Section 2: Agreements and Disagreements with The Preliminary State Plan

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

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

Quinton will update its planning documents to better incorporate protective policies that will better preserve the Township's agricultural industry, historic sites, and quiet neighborhoods.

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.

For small, resource-limited municipalities like Quinton, many services are operated by other entities which limits Quinton's ability to enact change. State Plan goals should factor in the amount of power a municipality holds over its own services.

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.

Quinton has not assessed environmental vulnerabilities in many years so it is difficult to say what risks exist and where. In general, strip development along major roadways is a blossoming issue that should be addressed.

Does the municipality and/or county have the following?

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

Is the municipality a member of Sustainable Jersey?

- ☐ Yes
- ☒ No

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

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

- 1) Protect the pre-existing agricultural lands and encourage agritourism
- 2) Improve cluster development and bulk standards in order to allow multifamily housing
- 3) Rewrite the sewer service area contract with Salem City to allow for better development opportunities

Additional comments:

SALEM COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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City of Salem

Cross-Acceptance Response Template

This was completed on behalf of the City of Salem by Salem 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.

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

- ☒ Most recent adopted Master Plan and any draft elements currently being considered 1978
- ☒ Master Plan Reexamination Report(s) 2002
- ☐ 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)

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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.

Equity- Consistent. Salem's planning documents focus heavily on the economic wellbeing of its residents and demonstrates concern for ensuring that the future of Salem treats low income groups equitably.

Climate change- Not consistent. Salem's planning documents do not discuss climate change, assess its impacts on the city, or initiative mitigation strategies.

Natural and water resources- Somewhat consistent. Salem sits on the Salem River. Along the waterfront is the Conservation/Preservation (CP) Zone where South Jersey Gas has created an artificial wetland that is protected from development and acts as a habitat for wildlife. Salem's planning documents do not contain much content related to river management, water quality, air quality, or other natural resources.

Cleanup pollution- Consistent. Salem has worked with NJDEP to designate BDA's and has a very active steering committee that meets monthly to go over the status of brownfield cleanups and redevelopment in the City.

Infrastructure- Not consistent. Salem has access to Route 45 (Market Street) and Route 49 (Broadway) which connects it to the surrounding areas. There are two NJ Transit bus lines that run through the City. Salem's planning documents do not detail plans to improve transit systems, mobility, infrastructure, or clean energy.

Housing- Highly consistent. There is a long history of Salem working to improve the state of its local housing market. The most recent efforts is the City's 2023 Housing Strategy which offers an in-depth review of the state of housing and homeownership as well as strategies for addressing concerns like low homeownership rates, substandard/aging housing, and poorly maintained rental units.

Economic growth- Highly consistent. The Port of Salem and Broadway, the City's main commercial corridor, have suffered for decades now, leaving Salem as one of the poorest cities in the state. Several redevelopment plans have been enacted to address the economic distress. The Salem Main Street Redevelopment plan has successfully increased the number of businesses in the Central Business District. Efforts are in place to deepen the Salem River in order to accommodate larger shipping vessels and therefore increase port activity. The NJEDA has been an active participant in the revitalization of the port's economic activity. The Waterfront Redevelopment plan also contains extensive strategies for revitalizing the City.

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Historic, cultural, and recreational value- Consistent. Salem has multiple historic districts supplemented by a Historic Preservation element in the Master Plan and a Historic Preservation Commission. Salem's Open Space plan outlines recreational areas to be preserved. The Waterfront Redevelopment Plan also intends to add better marina access, including marina recreational activity, for residents. The Greater Salem Community Center provides further recreational and cultural opportunities.

Revitalization- Highly consistent. Salem has several location-specific redevelopment plan including those for Carpenter Street, Main Street, and the Waterfront. There are also plans in place for revitalizing contaminated sites and the city's housing stock. In 2013 the entire city was designated as an area in need of redevelopment.

Sound planning- Consistent. The city's many redevelopment plans incorporate Smart Growth planning principles like mixed-use developments, infill development, readaptation of underutilized lands, and balancing development with the need to preserve natural habitat. Salem has partnered with State agencies on various redevelopment projects. It has been designated as a Smart Growth area and as a Center by NJOPA.

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?

Salem aligns with most of the State Plan goals. Moving forward, the City will better address climate change risks. Opportunities for this already exist within the redevelopment work that is being done, especially along the waterfront. These redevelopment projects also create opportunities to better incorporate infrastructure improvements into the city's planning efforts.

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

All of Salem is within PA4 and it is a designated Center for the surrounding area. This categorization is appropriate for now, however, a more intensive Planning Area may be required for the future. With the efforts underway to revitalize the port, to bring in jobs from New Jersey's offshore wind projects, and the respective mission to improve worker housing, Salem could face a population influx. A more intensive planning area designation would allow the city to better respond to these possible changes in conditions.

Section 2: Agreements and Disagreements with The Preliminary State Plan

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

The State Plan is designed to equally balance several competing schools of thought so that there isn't one particular dominating focus e.g. conserve land vs expand economy vs enlarge

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housing stock. Not every municipality needs to balance these things equally; for a place like Salem economic expansion is more critical to the basic survival of residents than conserving habitat. The State Plan should allow municipalities to choose a primary focus areas based on their most pressing issues while still maintaining the rest of the focus areas as important, but secondary.

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

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.

Highly distressed communities like Salem should be held to a more realistic standard in terms of addressing State Plan goals. There are certain basic necessities residents in Salem are struggling to attain that are a higher priority than nice to have, but less essential resources. The City must focus on those basic necessities first and foremost.

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.

Because Salem is a designated Center, its Main Street has been the focus of redevelopment and infill development. The southeastern portion of the City is primarily dedicated to agricultural uses. Efforts are underway to return portions of the waterfront to nature or to reimagine them as protected open/recreational space. More efforts can be made to ensure that these waterfront developments are utilized to address flood impacts from the Salem River.

Does the municipality and/or county have the following?

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

Is the municipality a member of Sustainable Jersey?

- ☒ Yes
- ☐ No

If not, what are the reasons for not participating? Does the municipality have other

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environmental groups, such as, an Environmental Commission or a Green Team?

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

- 1) Economic revitalization of Main Street and Waterfront
- 2) Improving housing stock quality and home ownership rates
- 3) Redeveloping contaminated and underutilized lands

Additional comments:

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Township of Upper Pittsgrove

Cross-Acceptance Response Template

Section 1: Consistency with The Preliminary State Plan

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

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

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

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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.

Paste text

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?

Paste text

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

Paste text

Section 2: Agreements and Disagreements with The Preliminary State Plan

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

Paste text

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

Paste text

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.

Paste text

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.

Paste text

Does the municipality and/or county have the following?

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

Is the municipality a member of Sustainable Jersey?

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☐ Yes

☐ No

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

Paste text

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

Paste text

Additional comments:

Paste text

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Borough of Woodstown

Cross-Acceptance Response Template

This was completed on behalf of the Borough of Woodstown by Salem 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.

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

- | | |
|---|------------------|
| <input type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered | NA |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s) | 2019 |
| <input type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32 | NA |
| <input type="checkbox"/> Land use map | NA |
| <input type="checkbox"/> Zoning Ordinance and other land development standards | NA |
| <input type="checkbox"/> Zoning map and schedule | NA |
| <input checked="" type="checkbox"/> Redevelopment Plans | 2004, 2005, 2007 |
| <input type="checkbox"/> Approved Housing Element and Fair Share Plans | NA |
| <input checked="" type="checkbox"/> Natural Resource Inventory | 2005 |
| <input type="checkbox"/> Recreation and Open Space Inventory (ROSI) | NA |
| <input type="checkbox"/> Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL) | NA |
| <input type="checkbox"/> Resource protection ordinances | NA |
| <input type="checkbox"/> Farmland Preservation/Agricultural Retention Plan | NA |
| <input type="checkbox"/> Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan) | NA |

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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.

Equity- Not consistent. There is no mention of equity, social justice, or sociodemographic vulnerabilities.

Climate change- Consistent. The Borough has undertaken two storm sewer studies to create schematics and estimates for improvements to the stormwater drainage system. Woodstown is currently looking to implement those improvements to become more resilient to climate change fueled weather changes. Woodstown has not yet completed a climate change vulnerability assessment but plans to do so in its next master plan reexamination. The Borough's membership with Sustainable Jersey also encourages climate-related policies.

Natural and water resources- Highly consistent. The Salem River essentially bisects the Borough and it serves as a fairly wide existing natural greenway. The Borough has approximately 50 acres of permanently preserved lands; 7 acres of which are for active recreation sites. The Conservation Zoning (CONS) and Conservation Residential (CR) zoning perpetuates the Goal to conserve the State's natural resources and systems. The CR zone also contains wetlands, open waters, forested areas, and critical habitats. The Joint Environmental Commission of Woodstown Borough and Pilesgrove Township in cooperation with the Delaware Valley Regional Planning Commission released an Environmental Resource Inventory (ERI) study and report in September of 2005. The Borough has goals to preserve farmland and encourage the regional agricultural economy.

Cleanup pollution- Somewhat consistent. The Borough of Woodstown is actively pursuing the redevelopment of the several sites in the Borough to promote the goal of protecting the environment and cleaning up pollution although planning documents although planning documents do not clarify whether these are brownfields and do not provide a list of contaminated sites.

Infrastructure- Not consistent. The walkability of the Borough reduces the vehicle miles traveled for in town residents. The Borough has an issue with traffic on U. S. Route 40 especially during the summer months. A by-pass has been discussed in the past. The Borough has its own Sewer Service and solid waste management facility. Planning documents do not outline future infrastructure plans, public transit systems, or a move to cleaner energy sources.

Housing- Consistent. Woodstown has never filed a Housing Element and Fair Share Plan with COAH. The Borough prepared a Housing Element in 1989, but not a Fair Share Plan. Woodstown attempted to file with COAH in 2005 but the filing was nulled due to Mt. Laurel

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litigation. The Borough has engaged in rehabilitation activities that have assisted over 78 homeowners since 2002. The Borough worked with the court to devise an affordable housing zone, however this area has not received developer interest until more recently. The Borough has many goals related to citing new housing near commercial activity centers and within mixed-use developments. There are also goals calling for more multi-family housing and using redevelopment opportunities to increase housing stock.

Economic growth- Consistent. The Borough is constantly working promoting viable economic development utilizing a mix of commercial and office redevelopment and new development. Currently the Woodstown-Piles Grove Business Association has set a goal of promoting and maintaining existing business and strengthening economic growth while preserving our community's way of life. The Borough has three different redevelopment areas which will essentially eliminate the only depressed properties in the downtown section of town.

Historic, cultural, and recreational value- Highly consistent. The Borough previously had an Open Space Advisory Committee which outlined the Open Space Goals for the Borough. The Borough completed an Open Space and Recreation Plan done by the DVRPC in 2006 which identifies the areas in the Borough which the township should focus efforts in preservation. The Open Space Committee successfully aided the Borough in completing the protection of a greenbelt through the Borough. The Borough has invested in the maintenance and enhancement of the recreational facilities within the Borough but needs to look to more efficiently utilize the recreational facilities at the School sites. Marlton Park was a step towards serving the larger community of Woodstown-Piles Grove and is managed by the Piles Grove-Woodstown Recreation Association. There are 47 acres which with the Borough manages including Garrison Memorial Park, Bailey Street Park, the 21- acre Memorial Lake, as well as natural lands along the Salem River. There is a network of five miles of roadway bicycle paths. The Borough established its Historic District in 1986 and is overseen by the Woodstown Historic Preservation Commission. The Historic Preservation Commission regulates façade and structural changes to buildings within the historic district and advises property owners on a building's architectural and historic significance. In 2019, the Borough expanded its Historic District with the adoption of Ordinance 2019-6.

Revitalization- Highly consistent. The Borough of Woodstown is a Historic Town Center in the middle of the agriculturally intensive Township known as Piles Grove. The Borough has recently undergone redevelopment efforts to revitalize areas in need of redevelopment to stimulate economic, social, and environmentally conscious growth. Woodstown's downtown and recreational amenities typify the idea a vibrant center. Redevelopment plans exist for Bowen Avenue, Supply Industrial District, and Bailey Street.

Sound planning- Highly consistent. Woodstown was the first designated Town Center in NJ and sought to renew its Plan Endorsement in 2023. The Borough heavily coordinates with

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surrounding Pilesgrove on matters of infrastructure, housing, and conservation. The Borough has also worked with County and State agencies on matters of historic preservation, stormwater control, streetscape improvements, and residential rehabilitations.

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?

Woodstown is already consistent with most of the State Plan goals. It will pursue roadway studies to address the issues outlined around Route 40 and follow up on recommendations from the 2019 Master Plan reexamination to study opportunities for EV charging stations and green infrastructure.

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

All of Woodstown is PA 4 Rural and is designated as a Town Center. Both the Town Center designation and the PA 4 categorization is appropriate. Woodstown is a commercial hub for the surrounding rural areas. The Borough wishes to protect environmentally sensitive lands and support regional efforts to preserve the agricultural industry. Therefore, its future development is well-suited for the continuance of the PA 4 and Town Center categorizations.

Section 2: Agreements and Disagreements with The Preliminary State Plan

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

Woodstown is already consistent with most State Plan goals and participates in enough intergovernmental partnerships to achieve regional goals.

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

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.

State Plan goals that require highly technical expertise should be supplemented with resources or agency contacts so that municipalities can more effectively create plans to address where there is misalignment.

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

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

The Salem River and the areas already protected by the CONS and CR zones will continue to be protected. Future development will be concentrated into the areas not protected, particularly commercial corridors like the pre-existing downtown. Woodstown is also focused on redevelopment and infill opportunities.

Does the municipality and/or county have the following?

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

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?

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

- 1) Conservation of natural resources
- 2) Redevelopment of downtown
- 3) Climate change resiliency

Additional comments: