

Cross Acceptance Response Template

Prepared for the

Township of Commercial

Prepared by

Cumberland County

Department of Planning, Tourism & Community Affairs

In coordination with

Township of Commercial

This document was presented to the Commercial Township Planning Board on April 23, 2025. The document was further revised to reflect the conversations and feedback received at the meeting.

Approved by the Cumberland County Planning Board on June 4, 2025

SECTION 1: CONSISTENCY WITH THE PRELIMINARY STATE PLAN

Municipal Documents

Natural Resources Inventory, 1993

Stormwater Management Plan, 2005

Master Plan, 2006

- Vision Statement
- Goals & Objectives
- Environmental Protection
- Land Use Plan
- Housing Element/Fair Share Plan
- Economic Development Plan

Master Plan Reexamination, 2017

Zoning Development Regulation Ordinance, 2007, as amended

Flood Damage Prevention Ordinance, 2013

Zoning Map, 2014

Stormwater Control Ordinance, 2021

Note: Commercial Township received Plan Endorsement on November 2, 2022. Plan Endorsement resulted in refinement to the Township’s Center Boundaries, Nodes and Planning Areas. The designated Centers and Nodes are effective for a period of 10 years. The following chart details the Name, type, and expiration date of Centers and Nodes in Commercial Township.

Commercial Township - Centers and Nodes		
Type	Name	Expiration
Node- Commercial	Working Waterfront	February 2032
Center- Designated Village	Port Norris	February 2032
Center- Designated Village	Mauricetown-Haleyville	February 2032
Center- Designated Village	Laurel Lake	February 2032

Areas of Inconsistency- Goals/Objectives

Equity

The Township's Master Plan does not include information related to Equity. The Township could strengthen themes of equity throughout their Master Plan to align more with the State Plan.

Climate Change

The Township is mostly aligned with the Climate Change goal of the State Plan.

Through the Plan Endorsement Process, the Township worked with the State Office of Planning Advocacy to develop a Plan Implementation Agenda (PIA). The PIA recommended the Township add goals and objectives to their Master Plan concerning Climate Change and Coastal/Riverine Corridor. However, the Township could include more information regarding extreme heat and decarbonization.

Future Master Plan revisions should also look to include recently completed studies at the County, including:

- SJTPO Hazard Vulnerability Framework, May 2024
- Maurice River Corridor Study, 2024
- Cumberland County Hazard Mitigation Plan, August 2022

It should also be noted that the Township is consistent with the Statewide Electric Vehicle Law (P.L. 2021, c. 171). DCA, in coordination with NJDEP and BPU, prepared a Model Municipal EV Ordinance¹ which the Township adopted via ordinance in 2021.

The Township should review the Draft NJDEP Floodplain Management Ordinance² and work with NJDEP to adopt the ordinance to establish minimum standards consistent with State and Federal Law.

It is important to note that Commercial Township was selected to receive Technical Assistance through the FEMA BRIC (Building Resilient Infrastructure and Communities) program. The Program has been subsequently cut at the Federal level.

Natural and Water Resources

The Township's Master Plan is consistent with the State Plan's goals and objectives related to habitat preservation, agriculture and food production, air quality, and water quality.

Habitat Preservation- the majority of Commercial Township's coastline along the Delaware Bay is preserved by State entities. Specifically, the Township has over 8,200 acres of open space owned by NJDEP. The Township is home to several Wildlife Management Areas, including Millville and Egg Island WMAs.

Agricultural Lands- Commercial Township is located within the Commercial Project Area, designated area of Cumberland County that is targeted for farmland preservation. The Township's Master Plan further supports and acknowledges the importance of sustaining their agricultural lands.

Air quality- Considering the amount of forested areas and preserved acreage, Commercial Township likely captures far more carbon than it produces. There are air quality concerns related to the mining operations at the sand plants, as the sand is often blown off site, impacting adjacent residential neighborhoods. Further, there are additional

¹ <https://www.nj.gov/dca/dlps/home/modelEVordinance.shtml>

² <https://dep.nj.gov/wlm/drec/flood-engineering/ordinances/>

concerns related to truck traffic emissions through Port Norris from the independent haulers associated with the sand plants.

- SJTPO coordination with identifying/maintaining compliance with federal air quality regulations.
- Coordination with NJDEP related to the permitting process of Sand Plants and mitigating their impacts.

Water quality- The Township's Master Plan includes limited information related to water quality. The entirety of the Township utilizes individual well water and septic systems.

- State to provide support to municipalities. Partnership with water companies to extend water lines into Commercial.

The Township falls within the jurisdiction of CAFRA and is subject to those natural protection rules.

Pollution and Environmental Clean Up

The Township's Master Plan is aligned with the Goals of the State Plan concerning Pollution and Environmental Clean Up.

Brownfields- The Township's Master Plan notes that there will be a need to balance the reclamation of the sand mines in the future. Additional brownfields in the Township include a former manufacturing plant where isotopes for x-rays were produced that has been remediated to acceptable industry standards, and the former Township dump.

- State to provide strategic outreach and funding/support to municipalities with potential for redeveloping brownfields. State to streamline funding opportunities.

Waste Management & Recycling- The Township is consistent with the State Plan's goals for Waste Management and Recycling. The Township has an ordinance concerning Solid Waste that is inclusive of Garbage and Rubbish Collection, Littering and Dumping, and Recycling.

It should be noted that the Cumberland County Authority provides Trash and Recycling services to all municipalities in the County, which includes Commercial Township.

Public Facilities/Infrastructure

The Township's Master Plan are somewhat aligned with the Public Facilities and Infrastructure Goals of the State Plan.

Infrastructure Investment Priorities- The Township is somewhat aligned with the goals of the State with respect to Infrastructure Investment Priorities, which include coordinating capital plans, utilities and sewer system maintenance and installation.

The Township's Master Plan seeks to obtain water service and community sewer systems with for their villages.

As mentioned above, Commercial Township participated in the FEMA BRIC program. The Township held a Flood Protection Open House for Bivalve, Shellpile and Port Norris as a means to solicit input regarding potential flood mitigation projects and inform the community of flood hazards and existing conditions.

- The Township seeks to provide regional sanitary sewer to portions of the Township, requiring State and Federal permitting and assistance.
- State to provide assistance and information related to potential programs and funding that can be used in lieu of FEMA BRIC funding. Should BRIC be re-established, the State should support Commercial Township's initiatives.

- State to assist the Township with flood mitigation projects.

Mobility and Equal Access- Commercial Township's Master Plan lacks information related to this subgoal. There are no NJ Transit bus routes or stops in Commercial Township. However, the Cumberland Area Transit System (CATS) provides a shuttle service for vulnerable populations in the County, as well as the Inspira bus system.

Clean Energy- The Township is aligned with the State Plan's goal for Clean Energy. The Township has solar panels installed on 3 public facilities. The 2016 Reexamination Report recommends that the Township revise its zoning to permit residential solar panels as an accessory use in certain zones.

Public Health- The Township's Master Plan could incorporate more details related to public health to better align with the State Plan. Specifically, lead abatement, improving obesity and relocating air polluting facilities could be addressed in a Health System Master Plan Element. The Township notes that the extension of water and sewer service into Laurel Lake would greatly improve the water quality issues. The Laurel Lake community is also considered a low-income Census Tract.

- The State should act as a catalyst to assist local government entities to partner with State colleges and universities to examine and create Health System Master Plan Elements for communities, such as Commercial Township.

Housing

The Township's Master Plan and Implementing Ordinances are somewhat consistent with the Housing Goal of the State Development and Redevelopment Plan.

Given the rural nature of the Township and the lack of infrastructure (ie. public water and sewer service), single-family residential development is the primary housing type permitted in the Township. Other housing types located in the Township are pre-existing nonconforming uses that predate modern zoning regulations, as well as state regulations concerning well and septic systems.

New housing, including multi-family housing and higher-density housing, is difficult to create on septic and requires sewer system expansion.

The Township is not participating in the State's 4th Round of Affordable Housing. Based upon DCA calculations, the Township has a present need (rehab) obligation of 2 units, and a prospective need of 9 units. The Township believes that there was an agreement with the state to provide senior housing, however as of writing this report, that documentation was not located.

Economic Growth

Commercial Township's local policies are aligned with the Economic Growth goals and objectives of the State Plan. Specifically, the Township's goals are focused on farming, mining, increasing commercial activity in the villages for tourism, and maintaining/enhancing the maritime industry. The Township is also located in the Cumberland County Empowerment Zone

It is difficult to attract and balance the Township's need for economic growth with limited infrastructure and restrictive regulations in the Township (ie. CAFRA, wetlands, floodplains, etc.)

- Assistance is needed from the State to implement these goals.
- An educational component regarding State funding opportunities would be helpful for residents and local business owners.

Archeological, Historic, Cultural, Scenic, Open Space and Recreation

The Township's local policies are somewhat aligned with the archeological, historic, cultural, scenic, open space and recreation goals of the State Plan.

Scenic, Recreational & Open Space Resources- The Township is consistent with the Scenic, Recreational & Open Space Resources subgoal. The Township operates a Senior Center that provides recreational activities for its residents. The PSEG Estuary Enhancement Project provides wetland mitigation and flood protection to Port Norris. The PSEG EEP includes trails and an observation platform.

Historic & Cultural Resources- The Township is somewhat consistent with this subgoal of the State Plan. The Township has Historic Districts and Properties that are listed on the State and National Register of Historic Places, but has no local ordinance in place to protect them. However, the Township's vision includes themes of its historic heritage, specifically as it relates to its unique character, rural community, and natural assets.

Revitalization

The Township's policies are supportive of the State Plan's Revitalization Goal. During the Township's Cross Acceptance Process, the Township created Nodes and Centers, where economic, business, and residential growth is encouraged. The Master Plan reflects this notion, as the Township seeks to maintain its existing centers while maintaining its rural qualities.

Sound and Integrated Planning

The Township's local policies are aligned with the State's Plan goal of Sound and Integrated Planning. The Township seeks collaboration for many aspects of improving the built environment.

Planning Area Assessment

How do Planning Areas suit current and future needs

The Township of Commercial is located in PA4: Rural, PA 5: Environmentally Sensitive Planning Area and State Parks designation. Commercial Township also has 1 commercial node and 3 designated villages (centers). All nodes and centers are approved through the year 2032.

It is recommended that the large tracts of permanently preserved open space, such as NJDEP-owned Wildlife Management Areas, be categorized as Public Parks. The underlying Planning Areas of the Township's Centers and Nodes should also be reclassified as PA3: Fringe.

SECTION 2: AGREEMENTS AND DISAGREEMENTS WITH THE PRELIMINARY STATE PLAN

Issues/Recommendations to Meet Local Needs

- Funding and Support

Changes to be Implemented Locally to Align with Draft Plan

- Incorporate State Plan and identified inconsistency areas into local Master Plans

Comments/Recommendations for State Agency Implementation

- Funding and support- technical assistance, grants, etc.

Areas Identified that are Vulnerable to Flooding

Around the Maurice River- check SJTPO Hazard Vulnerability Framework Data for local flooding areas based upon topography.

- NJDEP/FEMA ongoing study for Cohansey/Maurice River watersheds

Open Space Plan/Open Space Tax

The Township does not have an Open Space Trust Fund.

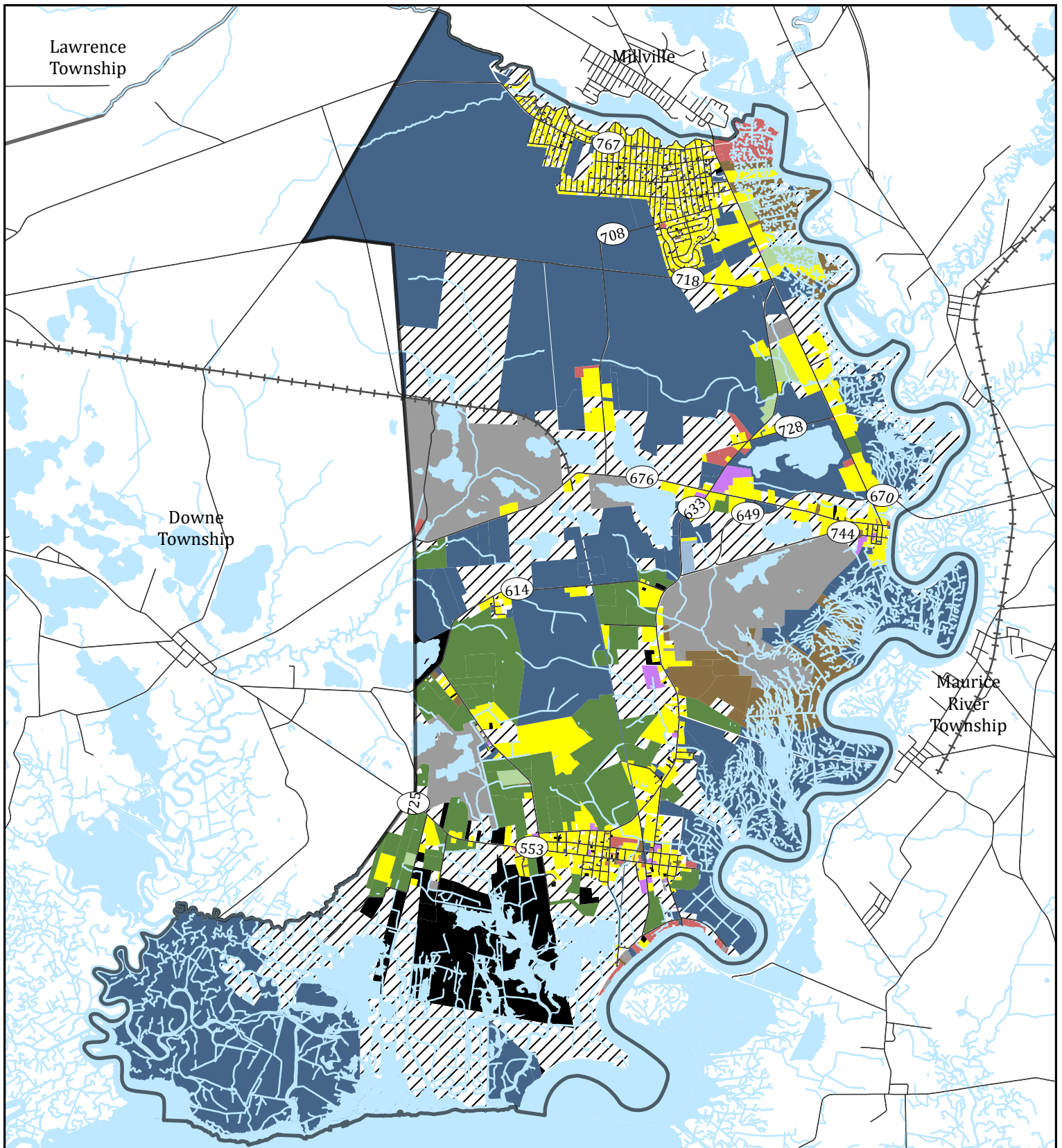
Cumberland County has an Open Space Trust Fund that can be used for the acquisition of open space and development easements in accordance with farmland preservation rules and regulations.

Sustainable Jersey Participation / Environmental Commission

The Township of Commercial is a registered municipality in the Sustainable Jersey program and has received the Bronze Certification. The Township has an active Environmental Commission. CU Maurice River, Partners of the Delaware Estuaries, the American Littoral Society, and, to a certain extent, Haskins Shellfish Laboratory are also active environmental groups in the Township.

Three Most Important Local and Regional Land Use Planning Goals and Priorities

- Circulation is a priority for the Township, which requires continued analysis with respect to traffic, road safety, and evacuation routes.
- Public Transportation
- Sewer service and public water to designated centers and nodes to boost economic development, revitalization, and housing.



Existing Land Use





Township of Commercial, Cumberland County














0 3,500 7,000 Feet

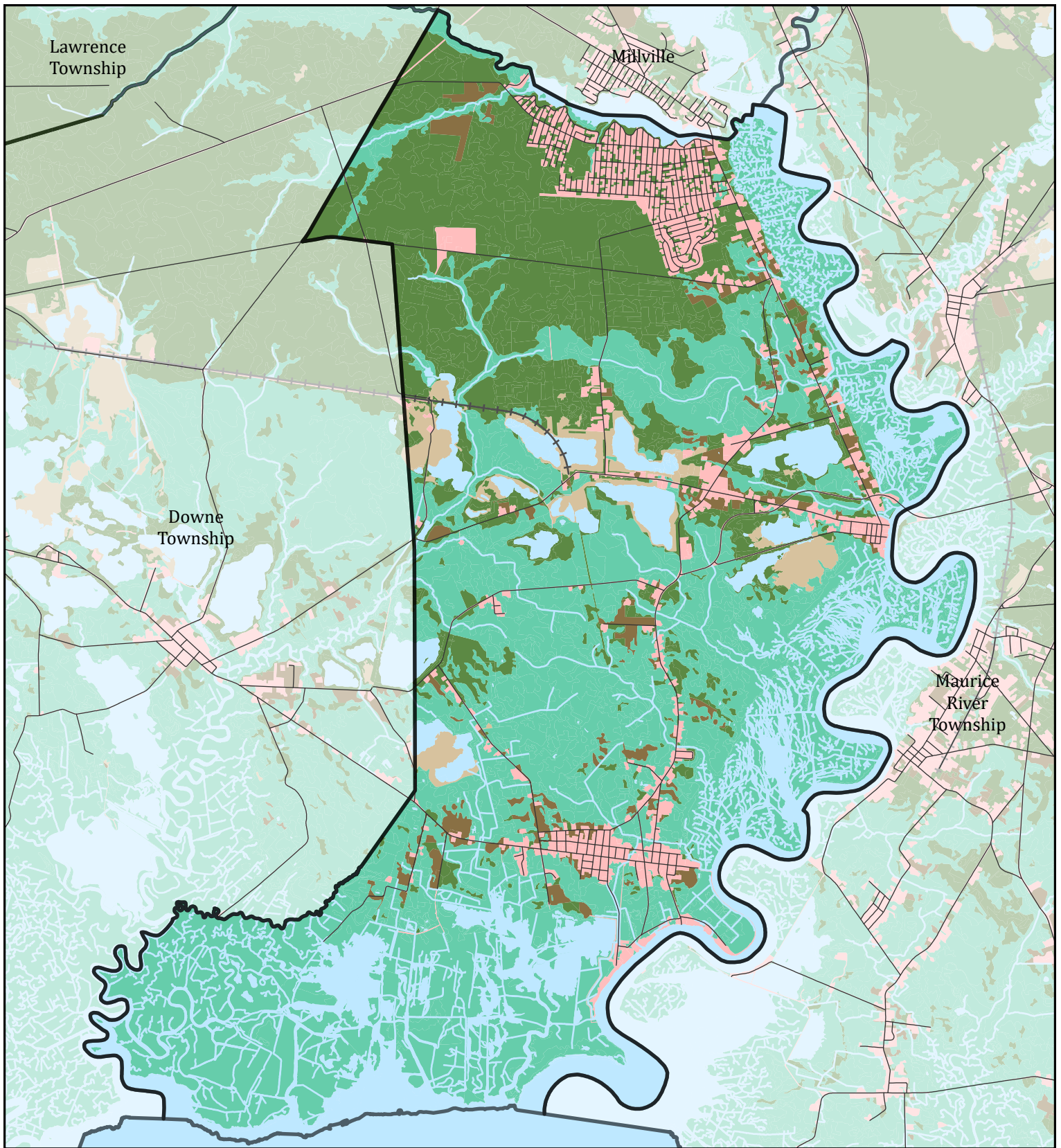
Source: Cumberland County GIS, County Tax Assessment Records, NJDEP, NJOGIS, NJOIT
May 2025

Existing Land Use (2025)

-  Vacant
-  Residential
-  Farmland (Regular)
-  Farmland (Qualified)

-  Commercial
-  Industrial
-  Apartment
-  Railroad
-  Public School
-  Private School
-  Public Property

-  Church & Charitable
-  Cemeteries & Graveyards
-  Other Exempt
-  Unknown



2020 Land Use Land Cover

Township of Commercial, Cumberland County

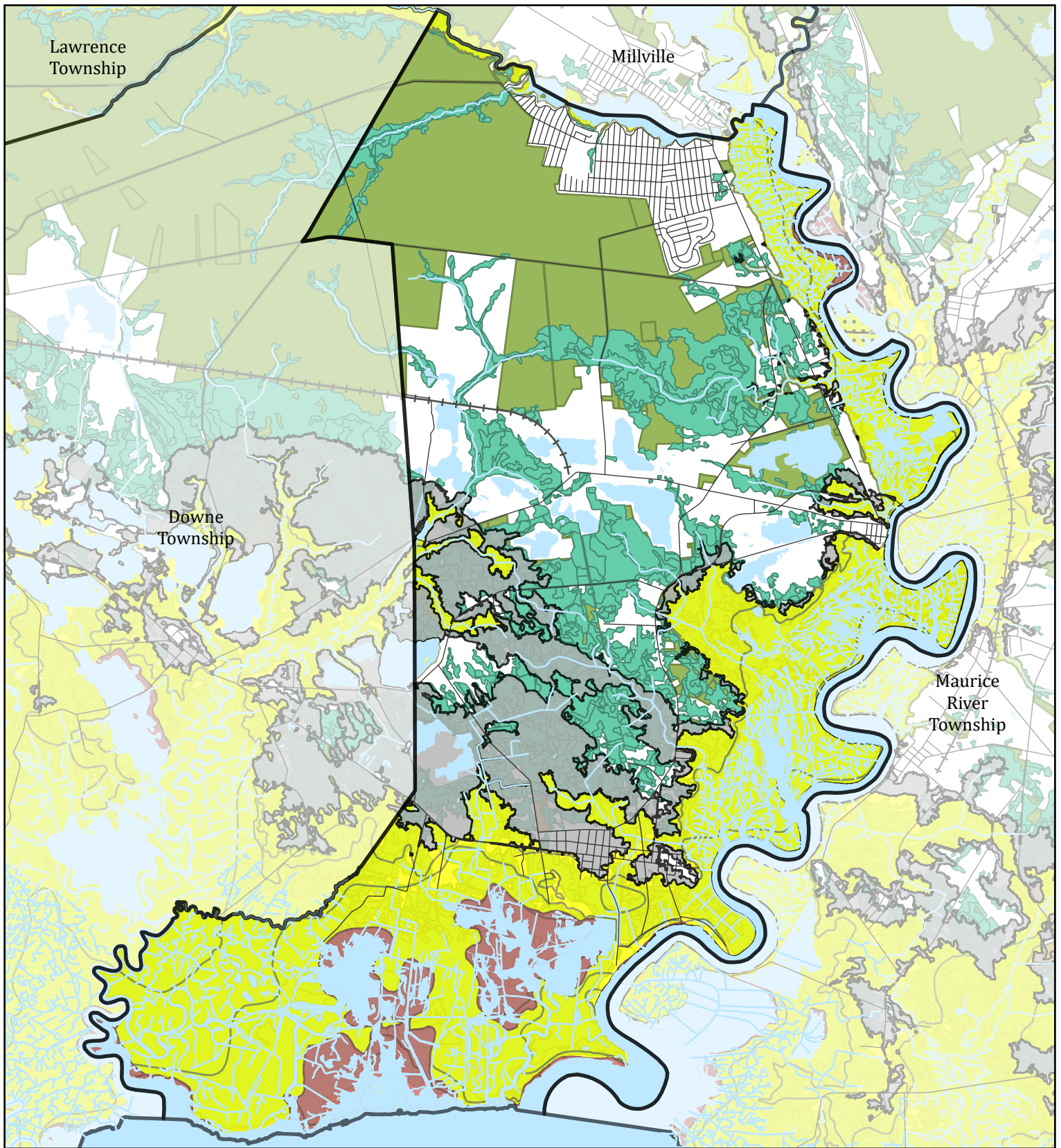
Land Use Land Cover (2020)

- Agriculture
- Barren Land
- Forest
- Urban
- Water
- Wetlands



0 3,500 7,000 Feet

Source: Cumberland County GIS, 2020
LULC, NJDEP, NJOGIS, NJGIT
April 2025



Environmental Features


Township of Commercial, Cumberland County





0 3,500 7,000 Feet

Source: Cumberland County GIS,
NJDEP, NJOGIS, NJOIT
May 2025


FEMA Floodplains


 Zone A, AE, AO: 100-Year Floodplain

 Zone VE: 100-Year Floodplain with Wave Action

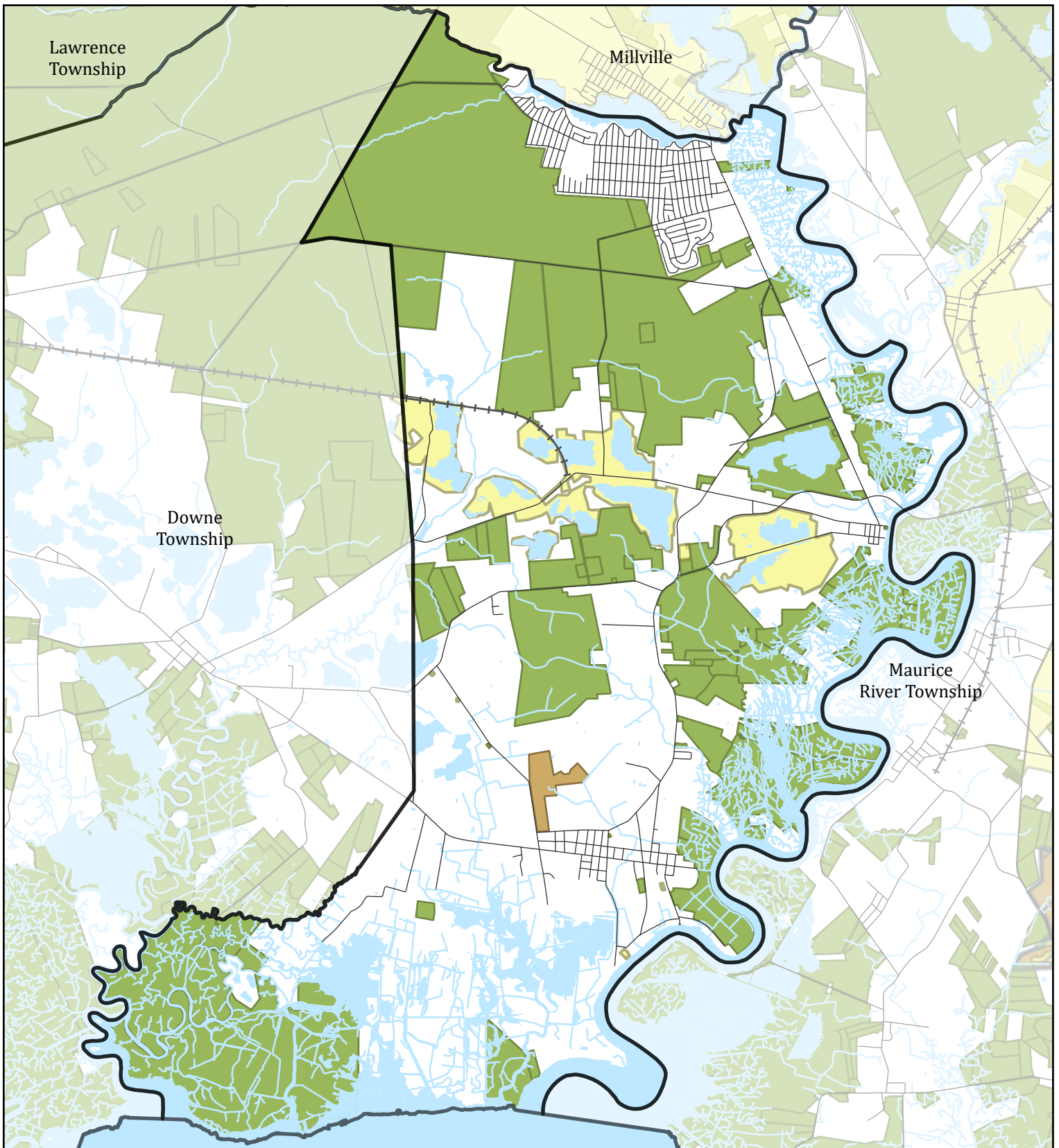
 0.2% Chance Annual Floodplain (500-Year Flood)

 Floodway

 Preserved Farmland





 Preserved Open Space

 Wetlands



Utilities

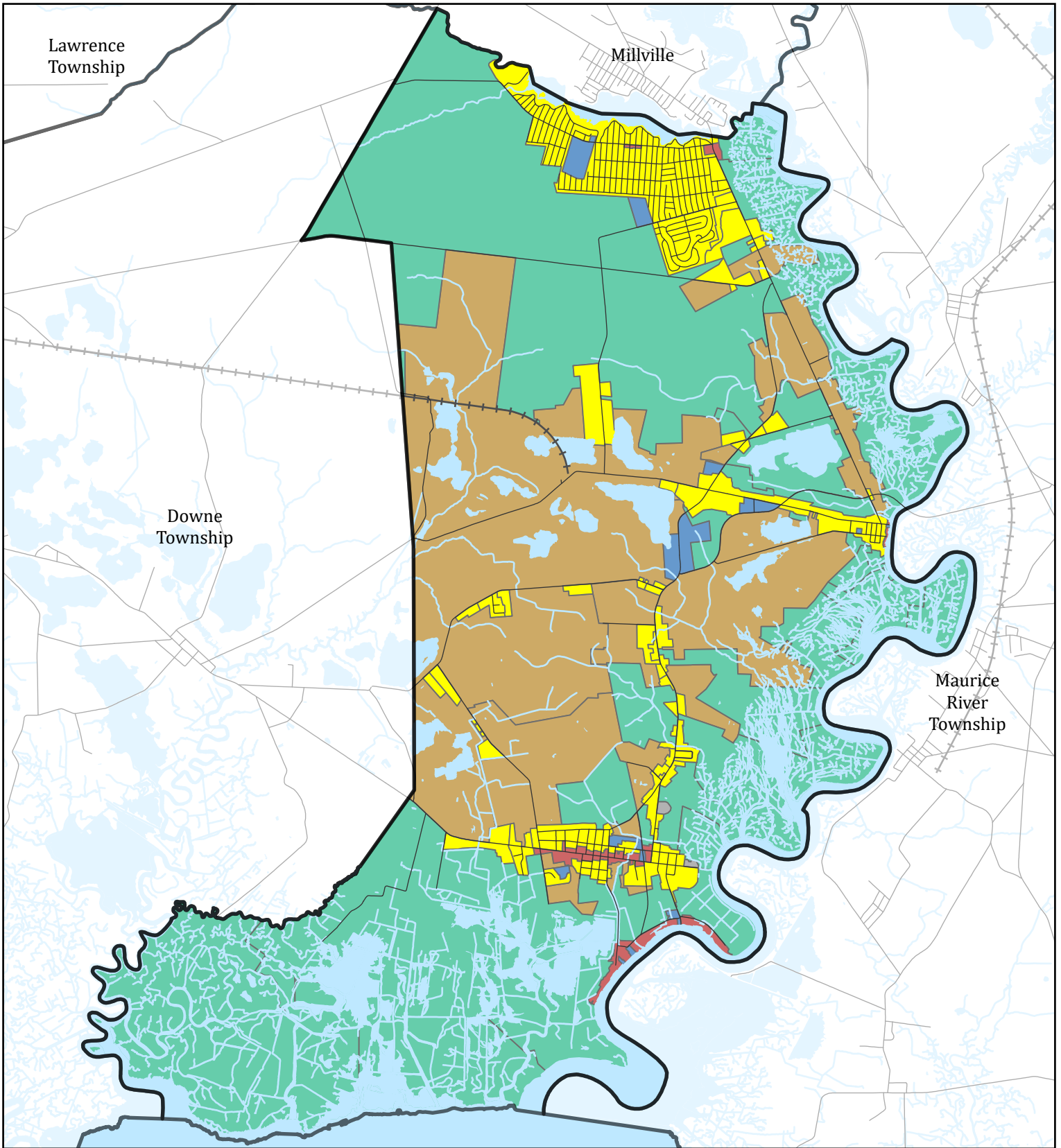
Township of Commercial, Cumberland County

-  Water Purveyor Service Area
-  Sewer Service Areas
-  Preserved Open Space
-  Preserved Farmland



0 3,500 7,000 Feet

Source: Cumberland County GIS,
NJDEP, NJOGIS, NJOIT
May 2025



Zoning

Township of Commercial, Cumberland County

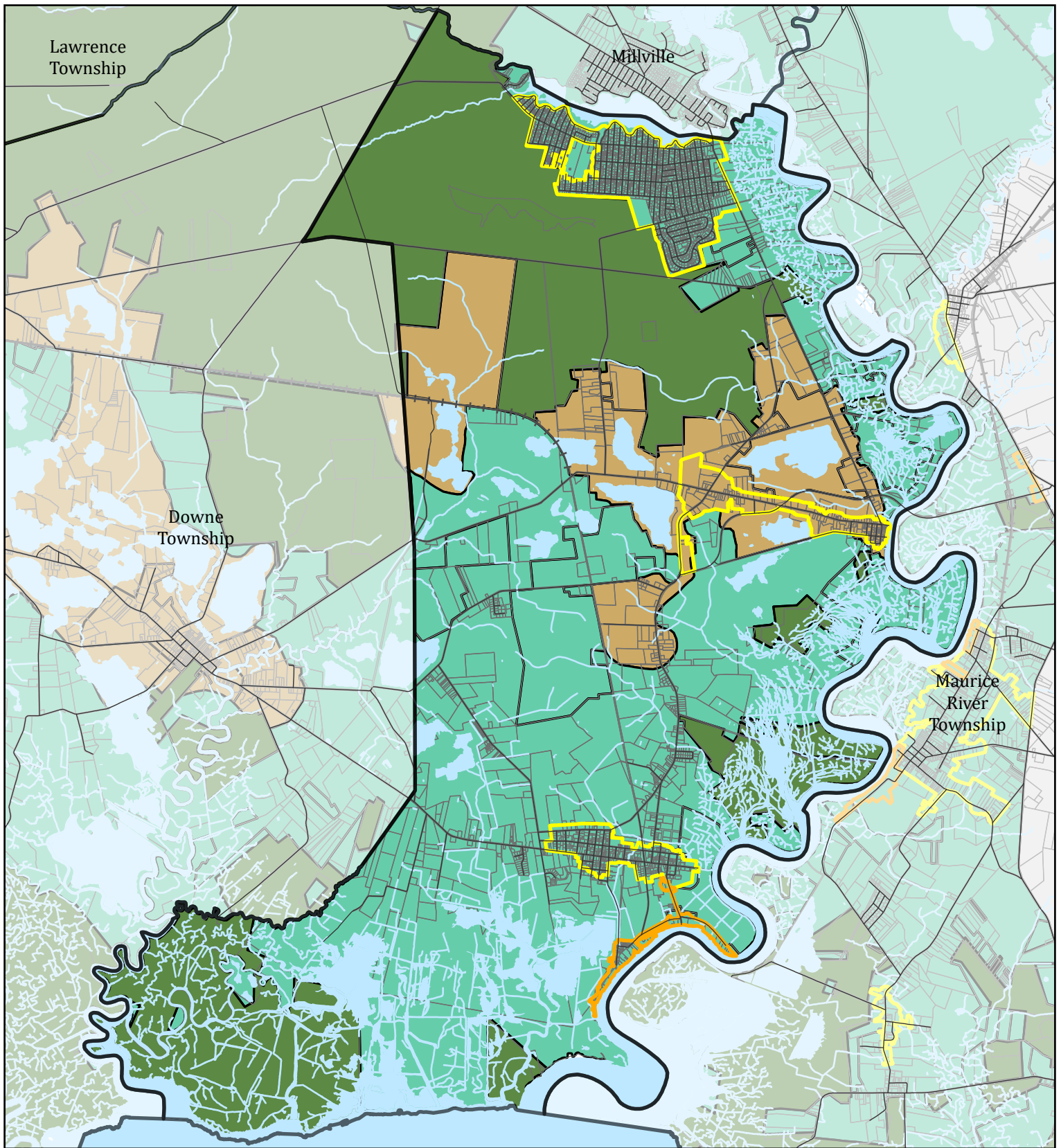


0 3,500 7,000 Feet

Source: Cumberland County GIS,
NJDEP, NJOGIS, NJOIT
May 2025

Zoning Districts

- Agriculture
- Commercial
- Conservation
- Industrial
- Public
- Residential



State Planning Areas

Township of Commercial, Cumberland County

State Planning Areas

- PA4: Rural
- PA5: Enviry Sens.
- State Parks/Open Space

Pinelands

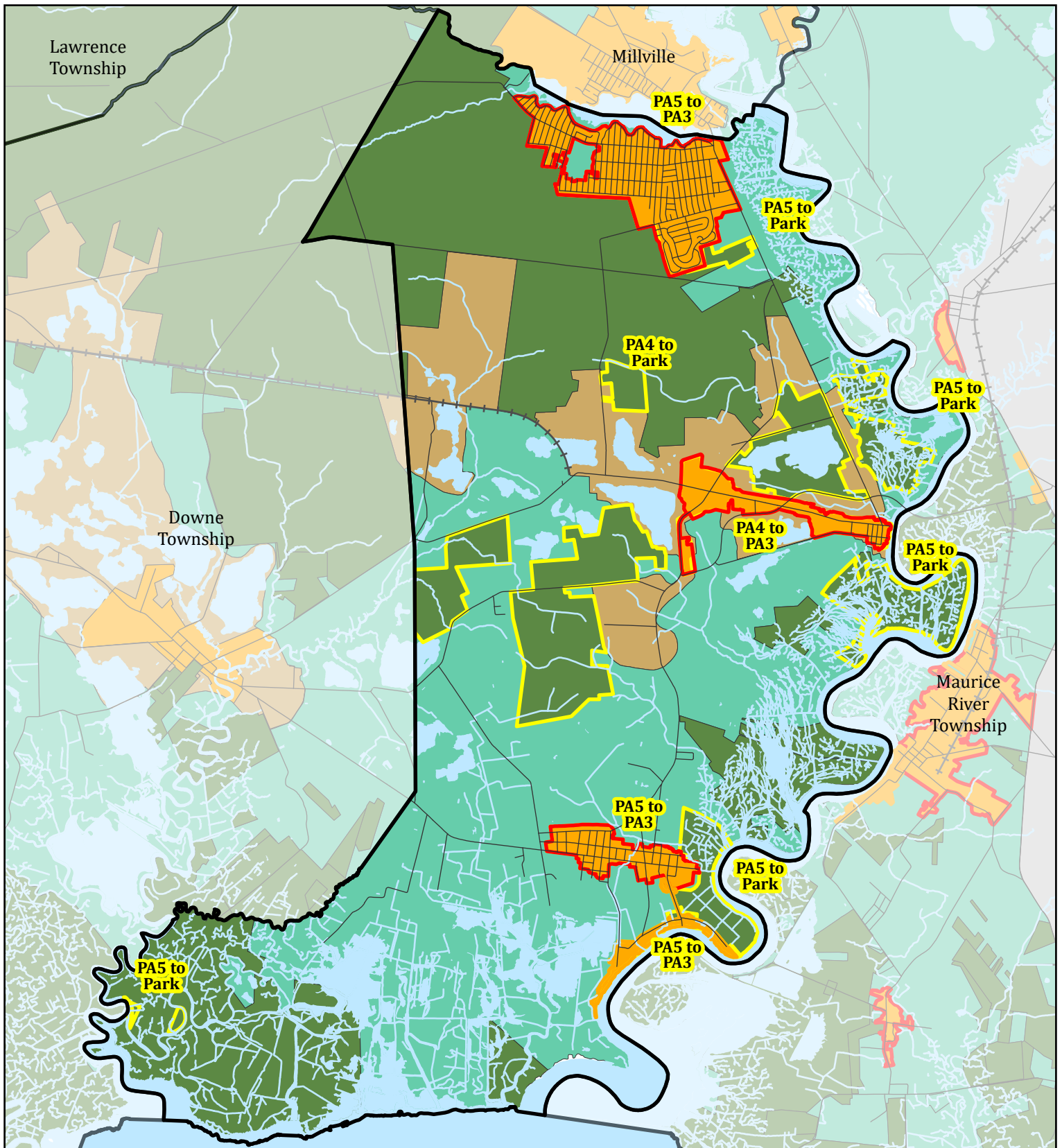
Designated Nodes (effective)

Designated Centers (effective)














0 3,500 7,000 Feet

Source: Cumberland County GIS, 2020
LULC, NJDEP, NJOGIS, NJOIT
May 2025



Assessment and Inconsistency

Township of Commercial, Cumberland County

- | | | | |
|---|--------------------------------|---|----------------------------|
|  | Planning Area Changes |  | PA3: Fringe |
|  | Designated Nodes (effective) |  | PA4: Rural |
|  | Designated Centers (effective) |  | PA4B: Rural Environ. Sens. |
|  | Proposed Planning Areas |  | PA5: Environ. Sens. |
|  | PA1: Metropolitan |  | State Parks/Open Space |
| | PA2: Suburban |  | Pinelands |



0 3,500 7,000 Feet

Source: Cumberland County GIS,
NJDEP, NJOGIS, NJOIT
May 2025

COMMERCIAL TOWNSHIP

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
EQUITY GOAL			
Equity	Equitably distribute the benefits and burdens flowing from implementation of the municipality/county plans Consider the demographic makeup of residents and deploy resources to reverse historic inequities		Little information found about equity and reversal of historic inequities.
CLIMATE CHANGE GOAL			
Climate Change	Assess the likely climate change impacts of the master plans' land use, circulation, and housing elements Encourage decarbonization and nature-based carbon sequestration	Add, as part of the Township's emphasis on preservation of environmentally sensitive areas, a goal to increase alternative energy use/energy independence both for the Township emergency management in the aftermath of storms which impair the electric grid and, in general, to increase the Township's sustainability over time.	One of the recommendations is to add to the Township's vision statement an acknowledgement that the Township will be increasingly vulnerable due to factors of climate change such as increased and more severe storms, salt water intrusion, and sea level rise. Through this, the Township acknowledges a need for increased collaboration with neighboring Bayshore municipalities. The Township adopted an electric vehicle charging ordinance in 2021.
Hazard mitigation & extreme heat	Use passive strategies to combat urban heat islands (i.e. light building materials, awnings, green roofs...) Reduce the risk of uncontrolled wildfires through best management practices and selective burning		Township's 2017 Master Plan Reexamination Report noted that the County is in the process of preparing a Hazard Mitigation Plan. However, specific actions were not formulated at the time of adoption.
Coastal areas & riverine corridors	Undertake a regional development capacity analysis to determine the levels of growth that can be sustained in the coastal area while maintaining the functional integrity of coastal ecosystems Establish and follow a comprehensive, detailed, intergovernmental coastal management program that maximizes consistency with CAFRA, includes emergency response planning & mitigation, and includes results of the regional development capacity analysis Protect vital ecological areas and coastal high-hazard areas through coastal maintenance and restoration programs Conserve coastal water resources (ex: reduce water demand, prevent saltwater intrusion...) and protect coastal water quality (i.e. pollution controls)	The Master Plan should acknowledge flood protection measures and coastal vulnerability as part of land use planning within the township. The Township website should have information on flood protection and mitigation measures including the new flood ordinance requiring base flood elevations for new and reconstructed residences. Add the "Cumberland County Bayshore Recovery Plan" and "The Bayshore Heritage Byway Corridor Management Plan" by reference to the Master Plan and winnow out recommendations in these plans which are relevant and could be incorporated into the development regulations.	The Township encourages the increased use of clean energy and places a large emphasis on flood protection and increasing the mitigation efforts to reduce flood risk. The goals and objectives are in line with the State's goal.

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
NATURAL AND WATER RESOURCES GOAL			
Habitat preservation	<p>Utilize capital projects, redevelopment, brownfields, and municipality/county owned lands as opportunities to maximize habitat restoration</p> <p>Identify and protect critical habitats and habitats of resident or migratory threatened & endangered species</p> <p>Steer new development away from environmentally sensitive areas</p>	<p>The Land Use Board should work with the Environmental Commission to update the Environmental Resources Inventory at least every 10 years.</p> <p>The highly environmentally sensitive coastal area must be protected from development for both ecological and aesthetic reasons. Use innovative zoning to minimize adverse impacts of development on environmentally sensitive areas. Maintain the historic development pattern centered around the three villages of Mauricetown-Haleyville, Port Norris, and Laurel Lake while allowing reasonable growth elsewhere if it respects the natural environment.</p>	<p>Commercial Township has a lot of natural resources and intends to prioritize the protection of them. This includes sensitive coastal and forest resources. The stated goals encourage a balanced development that respects the environment.</p>
Agriculture & food production	<p>Balance the Policy Objectives of the planning area while maintaining the viability of agriculture and agritourism in appropriate locations</p> <p>Promote economic development and diversification of the agricultural industry through capital facilities, funding, tax & regulatory policies, and land use regulations</p> <p>Encourage sustainable and profitable farming through agricultural best management practices and incorporating the water needs of the agricultural economy in water supply planning</p> <p>Educate the state’s residents on the economic and environmental value of sustainable agriculture</p>	<p>Agriculture is interwoven with the rural character of the community and therefore, sustaining farming should be encouraged. A Right to Farm Ordinance should be considered as part of the Land Use Regulations. Ordinances supporting farm related commercial business, such as agricultural warehousing, farm equipment repair businesses, and agricultural tourism should be introduced.</p> <p>Encourage natural resource industries while requiring appropriate controls to preserve the natural setting.</p>	<p>Agriculture is an important industry in the Township. The Township participates in the County's Farmland Preservation Program. However, farmed properties are often rejected from the program as they do not meet minimum eligibility for tillable land.</p>
Air quality	<p>Ensure that both development and redevelopment will lead to the attainment of National Air Quality Standards (NAAQS).</p> <p>Delineate all current hotspots ozone & carbon monoxide hotspots and take all appropriate measures to address those hotspots</p>		<p>The Township adopted the electric vehicle charging ordinance.</p>
Water quality	<p>Encourage watershed-based regional flood and stormwater management</p> <p>Avoid new development in designated flood plains and implement federal flood hazard reduction standards in areas subject to tidal flooding</p> <p>Reduce water consumption/manage water consumption to avoid needing additional infrastructure</p> <p>Manage development to avoid surface and groundwater degradation and convey stormwater to surface water bodies at a quantity, quality, and rate equal to that which would be achieved through natural processes</p> <p>Coordinate state, regional, and local land use planning with the Statewide Water Supply Master Plan</p>	<p>Use development regulations, such as buffer and setback requirements and conservation easements, to offset the direct and indirect impacts of development</p>	<p>Commercial Township was selected to receive FEMA BRIC (Building Resilient Infrastructure and Communities) Direct Technical Assistance- the program has been subsequently cut at the Federal level.</p> <p>The Township is subject to CAFRA regulations.</p>

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
Water quality (cont.)	<p>Protect and enhance wetlands & other water-dependent ecosystems</p> <p>Identify locally important aquifer recharge areas, wellheads, headwaters, reservoirs, and other sensitive surface water resource systems and manage activities in areas containing, or adjacent to, these systems</p> <p>Use naturally functioning systems and nonstructural methods for stormwater management and flood control (Green Infrastructure) wherever practicable; otherwise design and construct adequate flood protection facilities</p>	<p>The Township protect and preserve its extensive wetlands whether publically or privately owned</p> <p>Create stricter limits on impervious cover outside the established villages</p>	<p>The Township's extensive wetland system also serve as flood protection. Within the wetland areas are a series of berms that prevent developed areas of the Township from flooding. However, the berm system is in need of maintenance and repair.</p>
PROTECT THE ENVIRONMENT, PREVENT AND CLEAN UP POLLUTION GOAL			
Brownfield Remediation	<p>Give public resources and assistance priority to communities with well-thought-out brownfield redevelopment strategies</p> <p>Plan, locate, and market redevelopment projects to capitalize on opportunities presented by brownfield sites and to coordinate community planning efforts with all levels of government</p>	<p>Balance reclamation of mining sites to create commercial/public uses as well as conservation lands</p>	<p>The Township's local policies are aligned with the State Plan's Brownfield Remediation goals. The Township's Master Plan notes the need to balance the reclamation of mining sites, as appropriate.</p>
Waste Management & Recycling	<p>Promote multi-jurisdictional planning, design, and siting of waste management and disposal facilities and self-sufficiency in waste management</p> <p>Decrease the size of the waste stream by reduction at the source, promotion of reusing materials, and development of markets for recycled goods</p> <p>Remove hazardous wastes from the solid waste stream</p> <p>Develop educational programs for residents</p>	<p>Adopt the recycling goals of the County and State. Undertake the necessary municipal actions to accomplish State and County goals.</p>	<p>Chapter 283 of the Township Code, entitled "Solid Waste" includes regulations related to Garbage and Rubbish Collection, Littering and Dumping, and Recycling. The Authority provides waste management and recycling services to all 14 municipalities in the County, including Commercial Township.</p>
PUBLIC FACILITIES / INFRASTRUCTURE GOAL			
Infrastructure Investment Priorities	<p>The highest priority should be given to infrastructure projects and programs statewide that mitigate life-threatening situations and emergent threats to the public's health and safety,</p> <p>The second-highest priority should be given to maintenance, repair, and system preservation of infrastructure</p> <p>Create functional plans which should include capital plans (i.e. schools, emergency response, community facilities), utilities and sewer system maintenance/installation that is in line with water quality goals</p> <p>Coordinate infrastructure investments with those of surrounding and overlapping jurisdictions</p>	<p>An imperative health and safety requirement is to obtain public water and community sewage systems using available technology in village development.</p>	<p>Infrastructure priorities include obtaining public water service and community sewage systems for village development.</p>
Mobility & equal Access	<p>Provide greater accessibility to rail and bus transit systems/stops and improve mobility within neighborhoods</p> <p>Complete intra- and inter-modal transportation linkages that capitalize on land use, economic development, density, employment opportunities, mass transit facilities, and opportunities to complete coverage of transit corridors</p> <p>Emphasize the movement of people rather than the movement of vehicles by investing in public transportation and prioritizing the needs of pedestrians and bicyclists</p> <p>Establish a working partnership between transportation agencies, local governments and the private development community to strengthen the linkages between land use and transportation</p>		<p>The Master Plan includes limited information related to mobility and equal access. It should be noted that Commercial Township is not serviced by NJ Transit bus lines.</p> <p>The Cumberland Area Transit System (CATS) services Commercial. This is a shuttle service for vulnerable populations.</p>

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
Mobility & equal Access (cont.)	<p>Enhance the movement of goods throughout New Jersey by investing in a comprehensive network for regional and interstate commerce</p> <p>Evaluate the positive and negative impacts of every transportation project on public health, natural & historic resources, air quality, energy use, and decarbonization particularly in underserved communities</p> <p>Promote market-based incentives to alleviate congestion (congestion pricing) & utilize existing capacity (carpooling, public transit, telecommuting)</p> <p>Make appropriate transportation investments that consider seasonal demands and tourism</p>		
Clean Energy	<p>Promote and encourage the development of and expanded use of environmentally sensitive, renewable energy resources and energy conversion processes that reduce the demand for fossil fuel consumption</p> <p>Ensure that adequate energy capacity exists to meet statewide demands through conservation, cogeneration and either facility additions or upgrades.</p> <p>Promote the use of energy efficient transportation vehicles and systems, industrial processes, buildings and building systems</p>	<p>Add, as part of the Township’s emphasis on preservation of environmentally sensitive areas, a goal to increase alternative energy use/energy independence both for the Township emergency management in the aftermath of storms which impair the electric grid and, in general, to increase the Township’s sustainability over time. Consider changes to the “Windmills, energy conservation devices, generators, and private communications facilities” section to permit by right residential solar panels in most districts.</p>	<p>Renewable energy production and use are encouraged. However, solar is not permitted in the zoning.</p>
Public Health	<p>Lead abatement in older homes and drinking water infrastructure</p> <p>Improving obesity outcomes through a physical planning framework that encourages active living choices, programs that address food deserts, and public education on health & wellness</p> <p>Relocating air polluting facilities to more suitable locations, and / or mothballing them</p>		<p>Master Plan includes limited information related to public health initiatives.</p>
HOUSING GOAL			
Housing	<p>Municipal master plans and development regulations should provide a reasonable balance between residential and other land uses, to achieve sensible ratios between housing and jobs, housing and retail, housing and open space, and housing and other uses; different housing types, to address the full range of housing needs and preferences (different age groups, income levels, mobility options, and lifestyles); and housing costs, with an emphasis on quality affordable housing, housing tenures, and residential arrangements.</p>	<p>Provide sufficient housing to meet the Township’s Fair Share requirement. Petition the Council on Affordable Housing for certification of the housing element.</p>	<p>The housing goals related to affordable housing and housing maintenance are somewhat aligned with the State's goals. The Township is not participating in the 4th Round of affordable housing. The Township's obligation includes a present need (rehab) of 2 and prospective need (new units) of 9.</p>
Housing (cont.)	<p>Encourage & support housing maintenance</p> <p>Promote innovative public/private partnerships for housing development and redevelopment</p> <p>Coordinate the siting of housing with the State Plan, the provision of community services, and employment opportunities</p> <p>Prohibit discriminatory lending practices and promote and enforce fair lending practices</p> <p>Encourage the adaptive reuse of obsolete commercial, industrial, and civic buildings for housing.</p>	<p>Monitor housing and undertake programs to assure renovation, rehabilitation and, where necessary, removal of dilapidated units.</p>	<p>More information could be added regarding the other objectives including promotion of public/private partnerships, siting of housing, prohibiting discriminatory lending practices, and encouraging adaptive reuse and redevelopment.</p>

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
ECONOMIC GROWTH GOAL			
Economic Development	<p>Identify and target those economic sectors with the greatest growth potential and public benefit</p> <p>Provide skills training, leadership counseling and training, and financial assistance, including microloans, to small business enterprises, with special targeting of women and minority groups.</p> <p>Promote the retention and expansion of existing businesses, home-based businesses, the relocation of businesses from other states or abroad, and the creation of new businesses</p> <p>Enhance domestic tourism</p> <p>Provide support to the State’s Main Streets, Special Improvement Districts, and Business Improvement Districts</p> <p>Provide adequate capital facilities, whether publicly or privately owned or maintained, in line with capital plans to meet desired economic development objectives</p> <p>Encourage the clustering of compatible industries in ways that reduce natural resource consumption and minimize industrial waste and pollution</p> <p>Promote the creation and expansion of businesses that use raw materials from renewable sources including recyclable materials</p> <p>Promote planning, investment, and maintenance of maritime facilities and public-use airports</p>	<p>Sustain the farm economy by permitting farm related businesses. Direct commercial activities, other than farming, mining and fishing, into the three villages. In order to clarify the long term impact of mining on the Township, a calculation of the amount of additional mining capacity that exists on current sites should be undertaken.</p> <p>Use development regulations to encourage ecotourism and associated economic activities.</p> <p>Commercial activities in villages should fit the historic nature of the village in size, scale, and design.</p>	<p>Farming and fishing are important economic activities in Commercial Township, but increasing appropriate commercial activity in the villages and tourism is a goal.</p> <p>The Township is supportive of its maritime industry, having participated in the Plan Endorsement process to create a working waterfront node.</p> <p>It is difficult to attract and balance the Township's commercial properties and ratables when there is limited infrastructure (ie. water and sewer) available in the Township.</p>
ARCHEOLOGICAL, HISTORIC, CULTURAL, SCENIC, OPEN SPACE, AND RECREATIONAL VALUE GOAL			
Scenic, Recreational & Open Space Resources	<p>Coordinate regional, county, and municipal land use/open space plans with the State Open Space and Outdoor Recreation Plan</p> <p>Ensure that there are adequate indoor and outdoor recreational facilities</p> <p>Connect large contiguous tracts of forest, grasslands, and other natural lands</p> <p>Implement the New Jersey Trails Plan including rails-to-trails conversions and greenway systems</p> <p>Where appropriate, promote and encourage the protection and enhancement of privately owned tracts of open space, wetlands, or forest lands,</p> <p>Ensure that residents are no more than a 10-minute walk from open space</p> <p>Map critical slopes, manage their character, and enforce strict development performance standards on critical slopes</p> <p>Map & manage important forest resources and maintain & expand existing urban canopies</p>	<p>Township operates a Senior Center</p> <p>Township has PSEG Estuary Enhancement Project for wetlands area.</p> <p>PSEG EEP includes trails and observation platform</p> <p>NJDEP owns/manages WMA; Township has a Tree Ordinance.</p>	<p>The Township is consistent with this Goal.</p>

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
Historic & Cultural Resources	<p>Identification and protection of historic areas, historic sites, historic landscapes, archeological sites, and scenic corridors</p> <p>Support museums, libraries, interpretive centers and archives, and other public buildings as repositories of past culture and showcases for contemporary culture</p>	<p>Preserve historic village character in new development. Strengthen the Development Regulation Ordinance Design Standards to provide the Land Use Board with guidance on methods to fulfil the objective of preserving historic village character</p>	<p>The Township does not have any local ordinances protecting the historic character. It should be noted that Mauricetown is a designated Historic District on the State and National Registers. There are additional properties listed on the National and State Registers. The Township is also home to the Bayshore Center.</p>
REVITALIZATION GOAL			
Revitalizing & Recentering Older Centers and Underutilized Urbanized Areas	<p>Correct the phenomenon of communities that exhibit Center-like features adopting inappropriate suburban models</p> <p>Reinvestment should make areas less auto-oriented, more pedestrian-friendly, and more interconnected to improve mobility</p> <p>Redevelopment plans should reintroduce Center-like features & beautify public spaces</p> <p>Reverse interventions that have erased natural features and integrate any recoverable natural features into redevelopment</p>	<p>Create light pollution ordinance to preserve the rural character.</p>	<p>As stated the land use goals, development should center around the three villages (Mauricetown-Haleyville, Port Norris, and Laurel Lake) while allowing reasonable growth elsewhere if it respects the natural environment. While revitalization is not specifically mentioned, and given the rural nature of this municipality, the intention of centering the development in these areas and making considerations for not erasing natural features seems in line with the goals of the State Plan.</p>
SOUND AND INTEGRATED PLANNING GOAL			
Comprehensive Planning	<p>Integrate planning with neighboring municipalities, the county, regional bodies, and statewide planning initiatives</p> <p>Ensure that land use patterns encourage the goals of the state plan including reducing sprawl, improving walkability, mixing uses, and protecting natural features</p>	<p>Add to the Township’s vision statement an acknowledgement that the Township will be increasingly vulnerable due to factors of climate change such as increased and more severe storms, salt water intrusion, and sea level rise. This calls for increased collaboration among the Bayshore municipalities to preserve the character of the Bayshore and protect their communities.</p> <p>The cluster ordinance should be examined to determine whether it could be rewritten to be more effective since it has not been utilized. Cluster new development if outside villages and only allow development where the environment can accommodate it.</p>	<p>Goals support comprehensive planning goals of the State Plan.</p>
Comprehensive Planning (cont.)	<p>Apply design principles to create and preserve spatially defined, visually appealing, and functionally efficient places in ways that establish a recognizable identity, create a distinct character, and maintain a human scale</p>	<p>The Development Regulations should reflect the Master Plan objective to ensure village commercial activities are commensurate with the historic nature of the village in scale, size, and design. Explicit performance standards for village business should be formulated so that the Land Use Board is not required to devise standards for each site plan application. Create development standards that recognize site’s natural features in terms of intensity of permitted use and establish controls which respect natural, historical, and cultural features of the Township.</p>	<p>Goals support comprehensive planning goals of the State Plan.</p>