

Cross Acceptance Response Template

Prepared for the

Township of Deerfield

Prepared by

Cumberland County

Department of Planning, Tourism & Community Affairs

In coordination with

Township of Deerfield

This document was sent to the Deerfield Township Cross-Acceptance Subcommittee on May 9, 2025, and was revised to reflect initial feedback. The document was presented to the Deerfield Township Planning Board on May 9, 2025.

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

SECTION 1: CONSISTENCY WITH THE PRELIMINARY STATE PLAN

Municipal Documents

Master Plan, 2002

- Existing Land Use Plan
- Planning Goals and Objectives
- Open Space and Conservation Plan
- Recreation Plan
- Community Facilities
- Circulation Plan
- Utility Services Plan
- Stormwater Management
- Housing Plan
- Recycling Plan
- Economic Development Plan
- Future Land Use Plan
- Relationship of Master Plan to Other Plans

Stormwater Management Plan, 2005

Master Plan Housing Element and Fair Share Plan, 2008

Master Plan Reexamination Report, 2008

Redevelopment Plan, Block 72 Lot 12, Block 76 Lots 1, 2, 3, 4, 5, 31, 32, & 33, 2017

Master Plan Reexamination Report, 2018

Bridgeton Avenue Redevelopment Plan, 2018

Stormwater Control Ordinance, 2021

Zoning Map, 2008, revised through 2023

Amendment to Stormwater Control Ordinance, 2024

State Plan Assessment with Goals/Objectives

Equity

The Township's Master Plan does not include specific discussions related to Equity. However, themes of equity are apparent in the Township's Master Plan specifically, as it applies to establishing affordable housing in the Township.

- State to provide resources related to equity initiatives for compliance.

Climate Change

Deerfield Township's Master Plan is lacks information related to the State Plan's goals and objectives pertaining to the climate change, hazard mitigation & extreme heat, as well as coastal areas & riverine corridors.

The Township will work towards becoming more aligned with this goal by incorporating information from existing studies into their Master Planning initiatives. These efforts include:

- SJTPO Hazard Vulnerability Framework, May 2024
- Cumberland County Hazard Mitigation Plan, August 2022
- State of New Jersey Climate Change Resilience Strategy, 2021

The Township will also conduct a Climate Change Hazard Vulnerability Assessment in accordance with the Municipal Land Use Law, should a revised Land Use Plan Element be prepared/adopted.

The Township will also review 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 will review and incorporate into their local development ordinances.

The Township should review the updated NJDEP Floodplain Management Model Ordinance² and work with NJDEP to adopt the ordinance to establish minimum standards consistent with State and Federal Law. The Township's existing floodplain management ordinance may be outdated, as it was adopted in 2016. The Township notes that many of the subgoals related to coastal areas and riverine corridors focus on coastal issues, which is not applicable to Deerfield Township.

Natural and Water Resources

The Township's Master Plan and local policies are mostly aligned with the goals and objectives related to the State's Natural and Water Resources, including habitat preservation, agriculture and food production, air quality, and water quality. The Township also has an Environmental Commission.

Habitat Preservation- The Township is somewhat aligned with this subgoal. The local Master Plan includes policies related to habitat preservation and water quality management, however, there are no implementing ordinances to protect these resources.

Agricultural Lands- Deerfield Township is located within Cumberland County's Project Areas, which are designated areas of the County that are targeted for farmland preservation. The Township also has zoning in place to protect these resources.

The Township's Master Planning efforts also anticipate that agriculture will be a key element of a sustainable future as transportation costs increase and locally grown foods will become more important.

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

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

Air quality- The Township is somewhat consistent with this subgoal of the State Plan.

- The Township will continue coordinating with the County and SJTPO to identify and maintain compliance with federal air quality regulations.

Water quality- The Township is compliant with the Stormwater Management regulations, having adopted a revised Stormwater Management Ordinance in 2024 that reflects the most recent NJDEP amendments.

- State to provide assistance and resources related to surface and ground water quality for environmental resource inventory and planning purposes.

Pollution and Environmental Clean Up

The Township's Master Plan and Zoning Ordinance are somewhat consistent with the Pollution and Environmental Clean Up Goal of the State Development and Redevelopment Plan.

Brownfields- The Township's Master Plan and Master Plan Reexamination Report does not include information related to brownfield remediation, as the Township does not know of any existing brownfields. This subgoal is not applicable to a municipality such as Deerfield.

Waste Management & Recycling- The Township's Master Plan includes limited information related to waste management and recycling. The Cumberland County Authority (The Authority) provides waste management and recycling services to all municipalities in Cumberland County. However, The Authority does not provide "pick-up" services, rather it manages the landfill and recycling plant, which is located in Deerfield Township.

- The Township should incorporate information related to the waste management and recycling in Master Planning documents.

Public Facilities/Infrastructure

The Township's Master Plan and implementing ordinances are somewhat consistent as it relates to Public Facilities and Infrastructure.

Infrastructure Investment Priorities- The Township's Master Plan acknowledges infrastructure investment is needed, especially as it is related to water/sewer. The Township is in the process of working with the Cumberland County Utilities Authority (CCUA) to determine sewer service infrastructure. The Township currently includes a list of infrastructure projects on their website³

Mobility and Equal Access- This sub-goal of the State Plan requires additional partnerships with adjacent municipalities, Cumberland County, SJTPO, and State Agencies. The Township's Master Plan includes limited information pertaining to mobility and equal access.

- Deerfield Township is serviced by the Cumberland Area Transit System, also known as CATS. CATS is a service offered by the Cumberland County Office on Aging and Disability Services and provides bus transportation to county residents aged 60 or older, veterans, persons with disabilities, and the general public.
- Cumberland County was a partner in the SJTPO-led Study, "Access for All Transit Plan" that was completed in 2021. Deerfield Township should consider incorporating this study into its Master Planning efforts.

³ <https://sites.google.com/view/deerfieldtownship/info/improvement-projects?authuser=0>

Clean Energy- The Township's Planning documents are consistent with the State Plan's objectives for Clean Energy. The Land Development Ordinance permits alternative energy systems and encourages energy conservation. The Township's Redevelopment Plan also permits solar energy systems.

- State to provide education and outreach on existing incentives and funding related to clean energy (ie. EV charging stations, solar arrays, wind turbines, energy efficiency)
- State to work with Board of Public Utilities and Atlantic City Electric to modernize the grid without increasing consumer rates.
- State to work with utility providers to provide incentives to reduce costs.

Public Health- The Township's Master Plan does not include recommendations or mentions for Public Health. However, the Township is consistent and proactive with respect to public health initiatives.

- 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 Deerfield Township.

Housing

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

Deerfield Township has participated in previous affordable housing rounds, but is not currently participating with the current Fourth Round for Affordable Housing. The Township has a Fourth Round Present Need of 4 and a Prospective Need of 3, as calculated by DCA. The 2018 Reexamination Report notes that the Township should continue to monitor the affordable housing legislation and prepare an updated Housing Element as required.

- State to provide incentives and funding for Housing Rehabilitation Program to fix critical systems in existing dwellings.

Economic Growth

Deerfield Township is consistent with the State Development and Redevelopment Plan's goals for Economic Growth.

The Township updated its Redevelopment Plan in 2017, which provides opportunities for public/private partnerships, and establishes the necessary financing to initiate extraordinary infrastructure improvements, as required.

Many of the State Plan's sub-goals for Economic Development are focused on funding opportunities that are available at the State.

- Any future Economic Development Plan for Deerfield Township should include an assessment that targets economic sectors with the greatest growth potential and public benefit- especially noting on changes in the economic market.
- 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 is mostly consistent with the State Plan's goal for Archeological, Historic, Cultural, Open Space and Recreational Value.

Scenic, Recreational & Open Space Resources: The Township several locally owned and managed parks as well as an active Recreation Committee. The Master Plan also includes goals supportive of open space acquisition, farmland preservation, and a balanced mix of recreational activities.

Historic & Cultural Resources: The Township Ordinances require a cultural resource survey for all major development applications to determine whether there are any significant historic resources on a property.

- Future Master Planning efforts should include a comprehensive Open Space, Recreation, Historic, and Cultural Resource Plan.

Revitalization

Deerfield's Master Plan is consistent with the State Plan's goal of Revitalization. The Township makes efforts to maintain the existing clusters of development, consisting of Rosenhayn, Carmel, and development located around Morton and Lebanon Roads.

- State to provide technical and/or grant assistance to support the Township with revitalization efforts.

Sound and Integrated Planning

Deerfield is consistent with the State Plan's goal of Sound and Integrated Planning. The Township's Master Plan includes goals relater to cooperation with other governmental entities and adjacent municipalities, and seeks to collaborate with private entities.

- Incorporate regional plans into local plans, as appropriate.

Planning Area Assessment

How do Planning Areas suit current and future needs

The Township of Deerfield is located within a variety of Planning Areas, including PA4: Rural, PA4B: Rural Environmentally Sensitive, PA5: Environmentally Sensitive, and PA8: State Parks/Open Space.

The majority of the Township is located in PA4 Rural, with the exception of the Township's northern corner being located in the PA4B Rural/Environmentally Sensitive. The area along the xxx creek and xxxxx stream are located in PA5: Environmentally Sensitive. The 2003 State Plan identified Proposed villages of Rosenhayn (the area along Morton Avenue and Landis Avenue), Morton and Lebanon Roads in the center of the Township, as well as Carmel (the area along Carmel Avenue and its interstation with Morton Ave) as proposed villages, given the existing development at these locations..

It is recommended that the Planning Area boundaries become more aligned with patterns of existing development. Specifically, areas zoned by the Township for Residential, Mixed Use, Commercial or Industrial (ie. areas of the Township designated for development and growth) should be located in the PA3: Fringe. The new Fringe Area are those areas where there is higher density of existing housing and services, and coincide the 2003 State Plan Plan's Proposed Villages. Since there is no sewer or water infrastructure in the Township, these areas would be prioritized for that expansion.

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 for Protection and Areas Identified where Sprawl should be limited or prevented?

Areas recommended to remain to Planning Areas 4: Rural, 4B: Rural Environmentally Sensitive, and 5: Environmentally Sensitive, should experience limited future development. Areas proposed to be classified as PA 3: Fringe are areas that should be targeted for reinvestment, revitalization, and, potentially, redevelopment. The PA 3 areas should also be prioritized for water and sewer expansion.

Areas Identified that are Vulnerable to Flooding

SJTPO completed the Hazard Vulnerability Framework in May 2024 which focused on climate hazards and their impact on the transportation system. The study also includes an assessment of local flooding areas based upon topography.

- NJDEP/FEMA ongoing study for Cohansey and Maurice River watersheds- most of the County is within this study area. The Study will be informing the updated FEMA flood maps.

Open Space Plan/Open Space Tax

Deerfield Township adopted an Open Space and Conservation Element and a Recreation Element as part of its 2002 Master Plan.

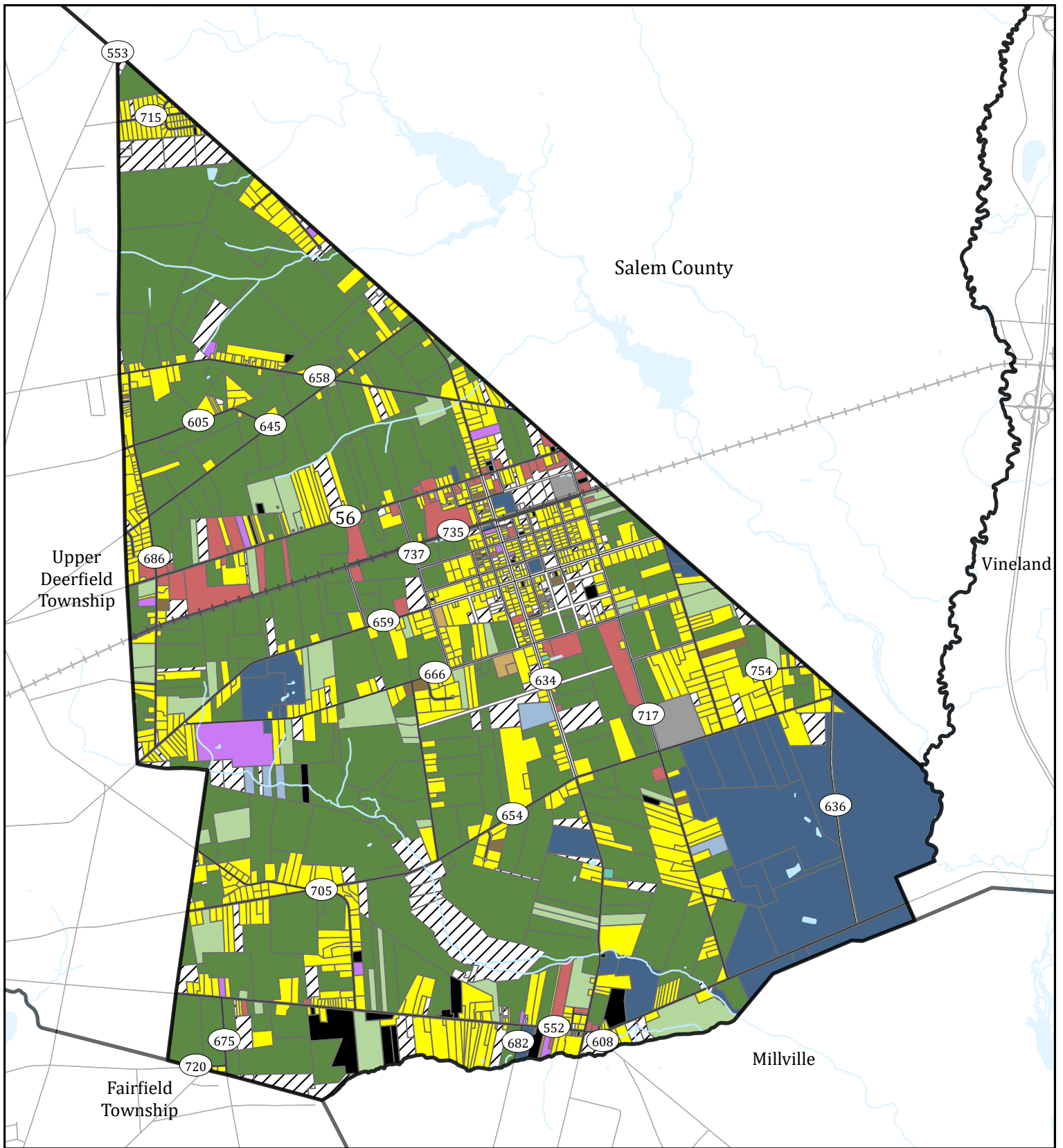
Cumberland County has an Open Space Trust Fund that can be used for the acquisition of fee-simple open space and development easements in accordance with farmland preservation rules and regulations.

Sustainable Jersey Participation / Environmental Commission

The Township of Deerfield does not participate in Sustainable Jersey, nor do they have an Environmental Commission.

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

- To protect the open, rural landscape and those aspects of the community's natural environment which contribute to it and are important to its well-being.
- To accommodate new growth by controlling where development occurs to maintain to the greatest extent possible, the community's character as a rural, small town.
- To provide decent, safe affordable housing to residents of the Township at all income levels.



Existing Land Use

Township of Deerfield, Cumberland County



0 3,000 6,000 Feet

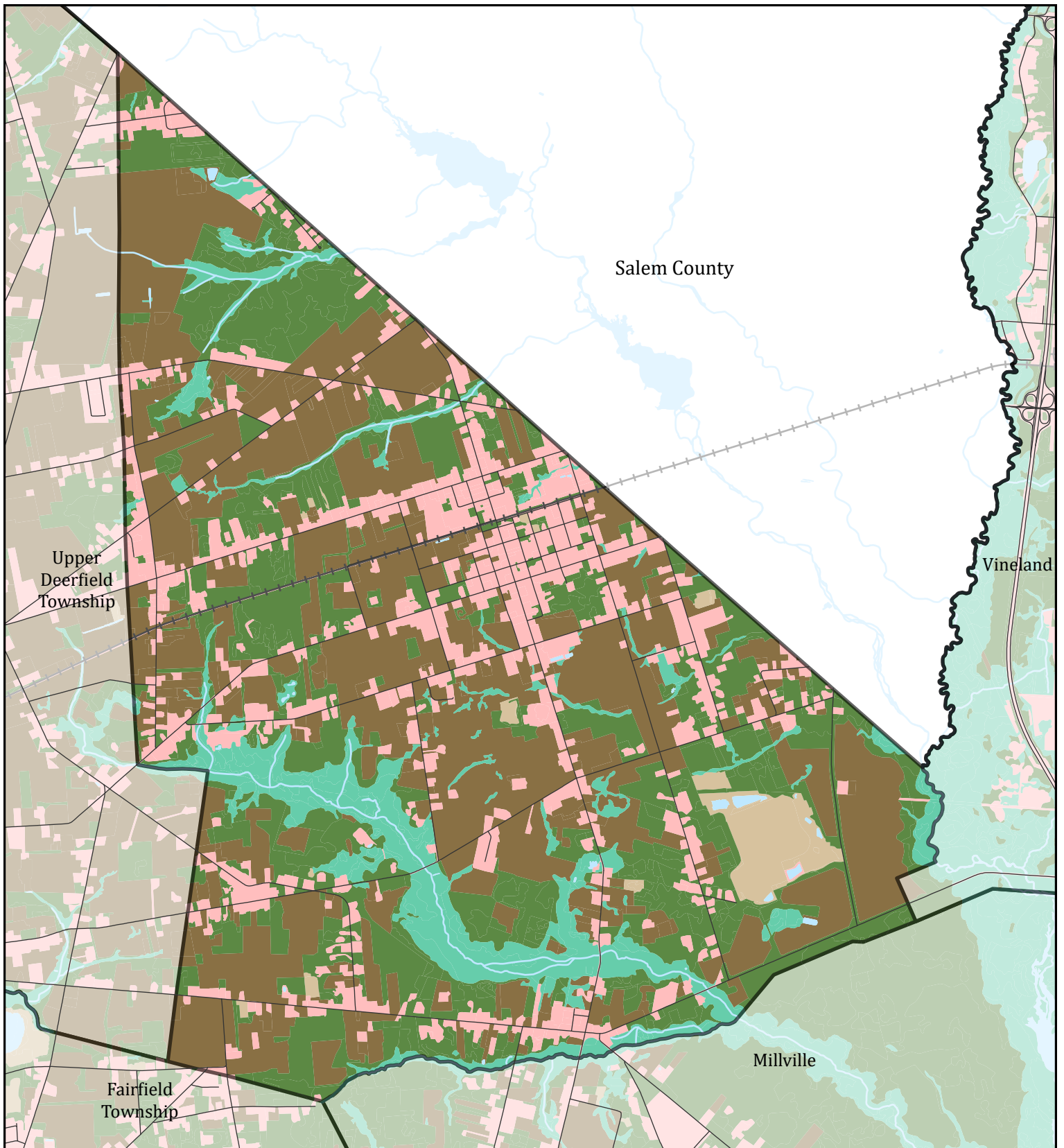
Source: Cumberland County GIS, County Tax Assessment Records, NJDEP, NJOGIS, NJOIT
May 2025

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 Deerfield, Cumberland County

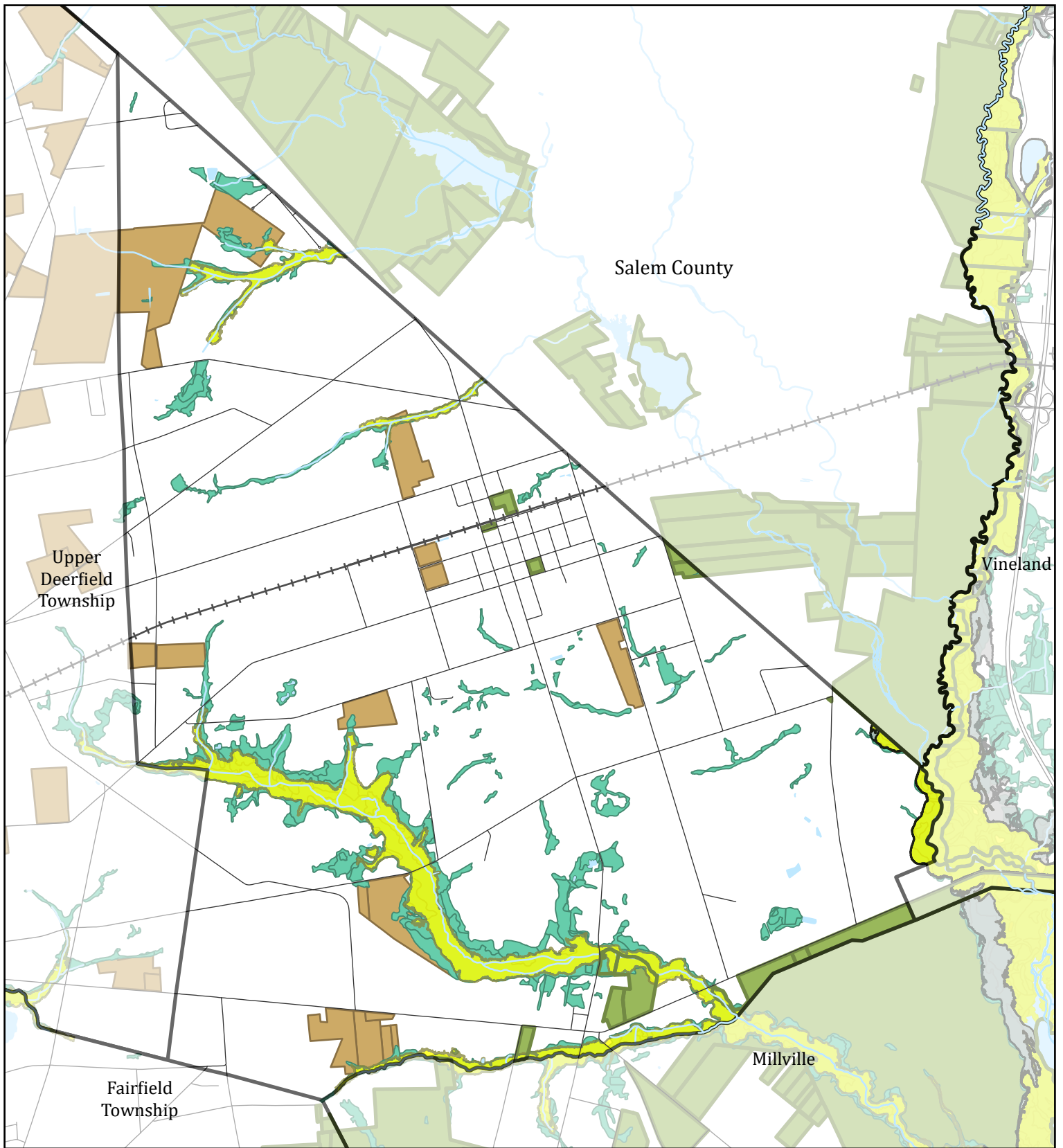


0 3,000 6,000 Feet

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

Land Use Land Cover (2020)


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





Environmental Features

Township of Deerfield, Cumberland County


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

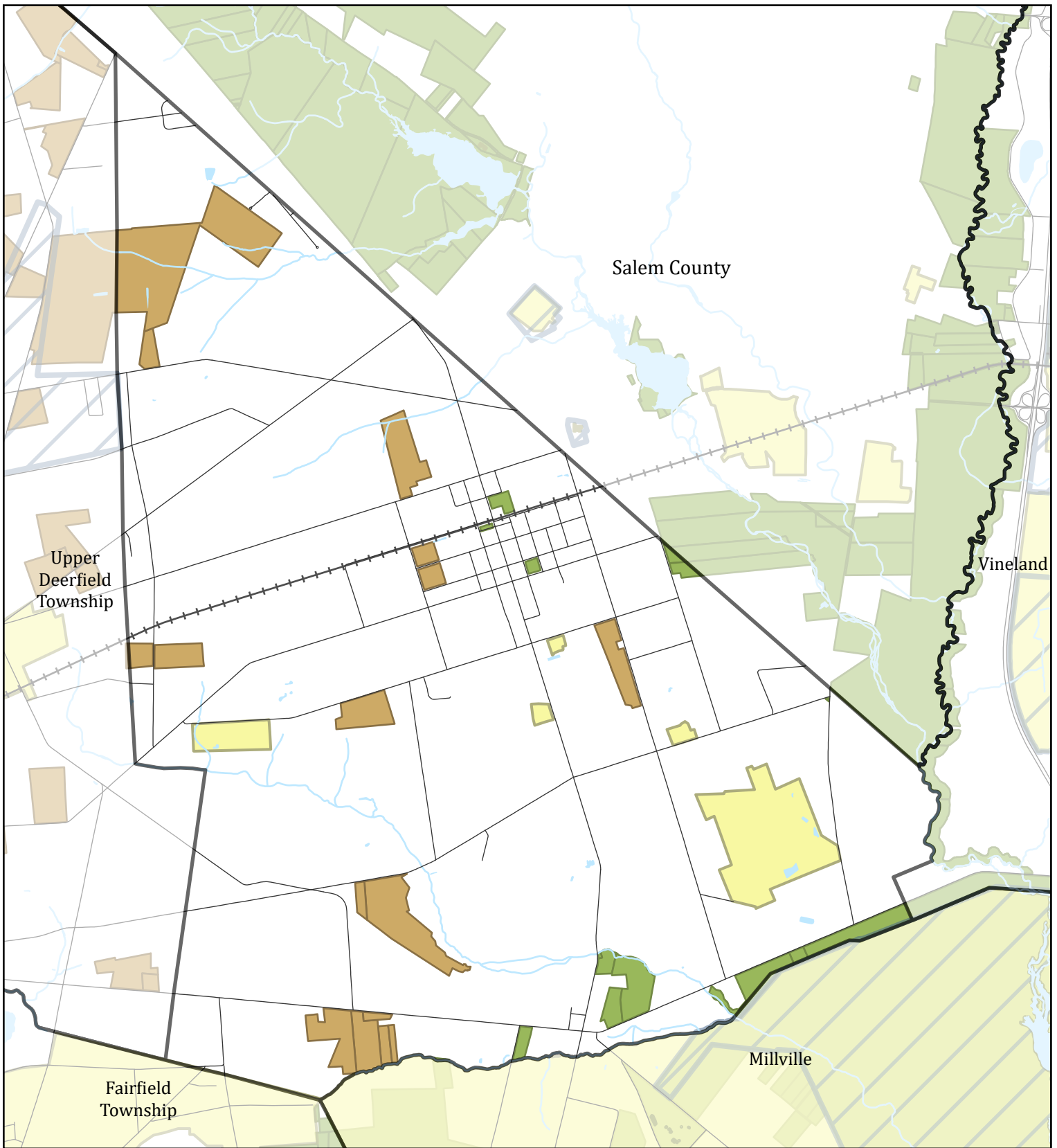
 Preserved Open Space

 Wetlands







0 3,000 6,000 Feet

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



Utilities

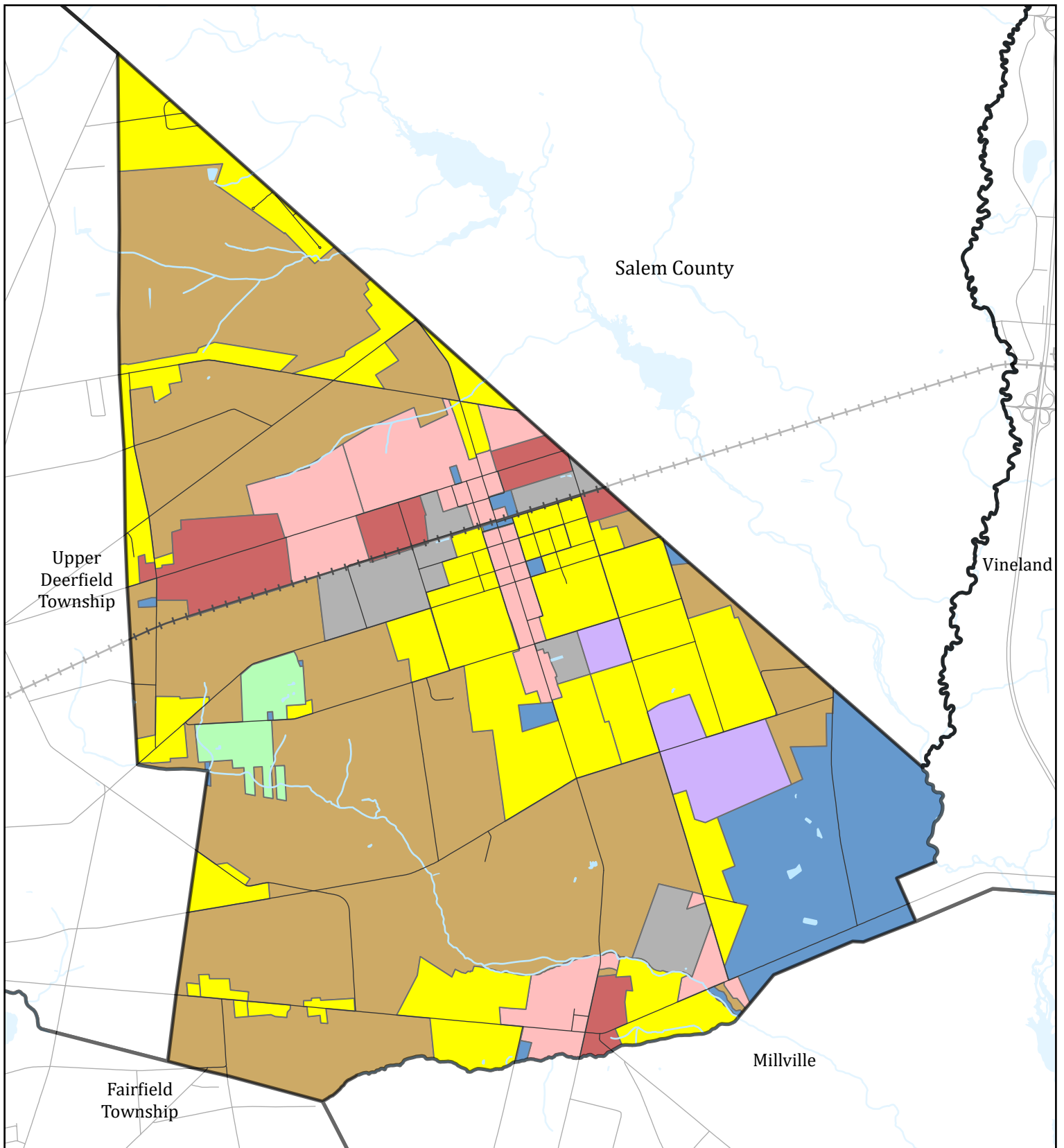
Township of Deerfield, Cumberland County

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



0 3,000 6,000 Feet

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



Zoning









Township of Deerfield, Cumberland County

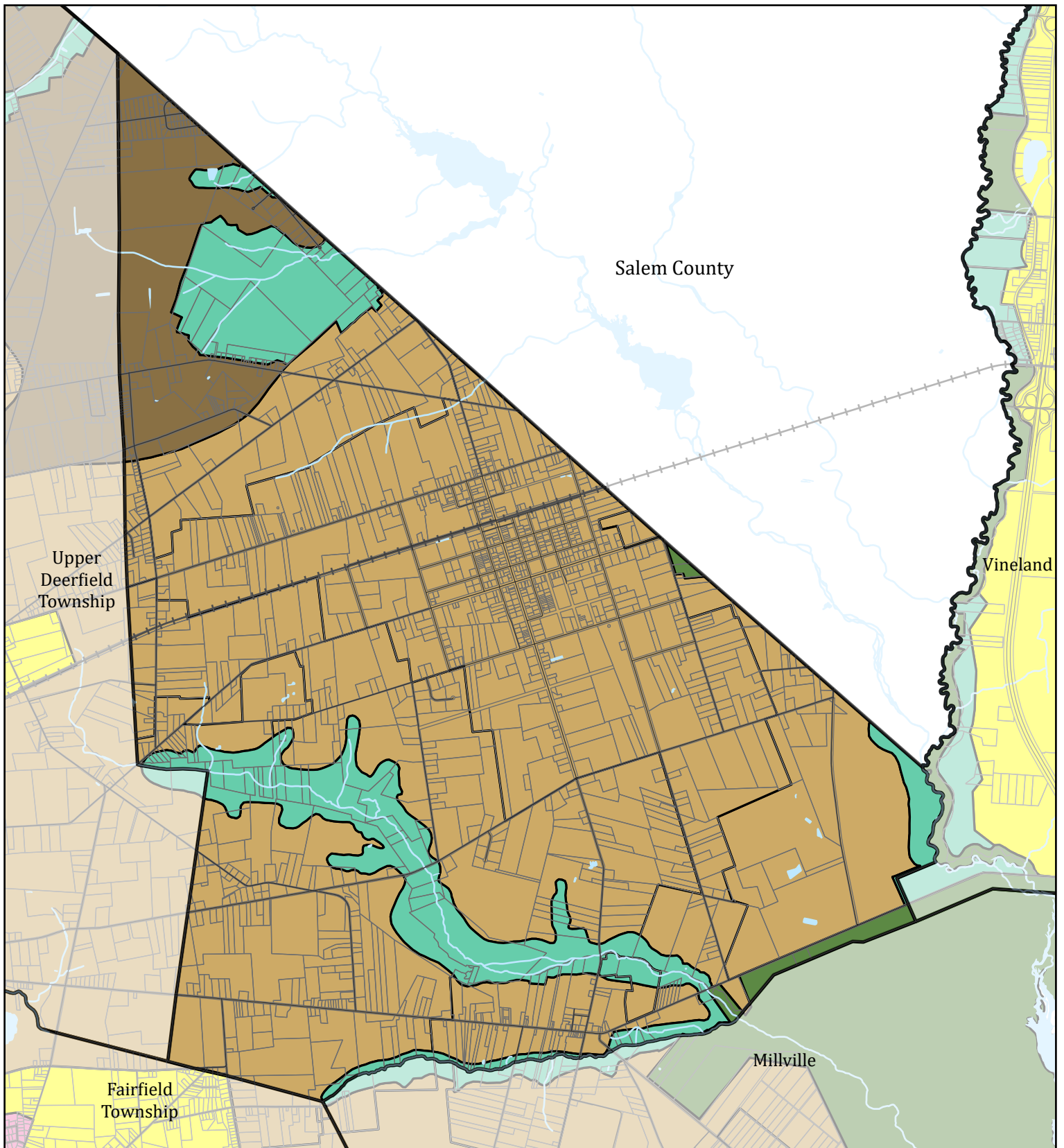


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Source: Cumberland County GIS,
NJDEP, NJOGIS, NJOIT
May 2025

Zoning Districts

- | | |
|---|--|
|  Agriculture |  Public |
|  Commercial |  Residential |
|  Industrial |  Redevelopment Area |
|  Mixed Use |  Overlay |



State Planning Areas

Township of Deerfield, Cumberland County

State Planning Areas

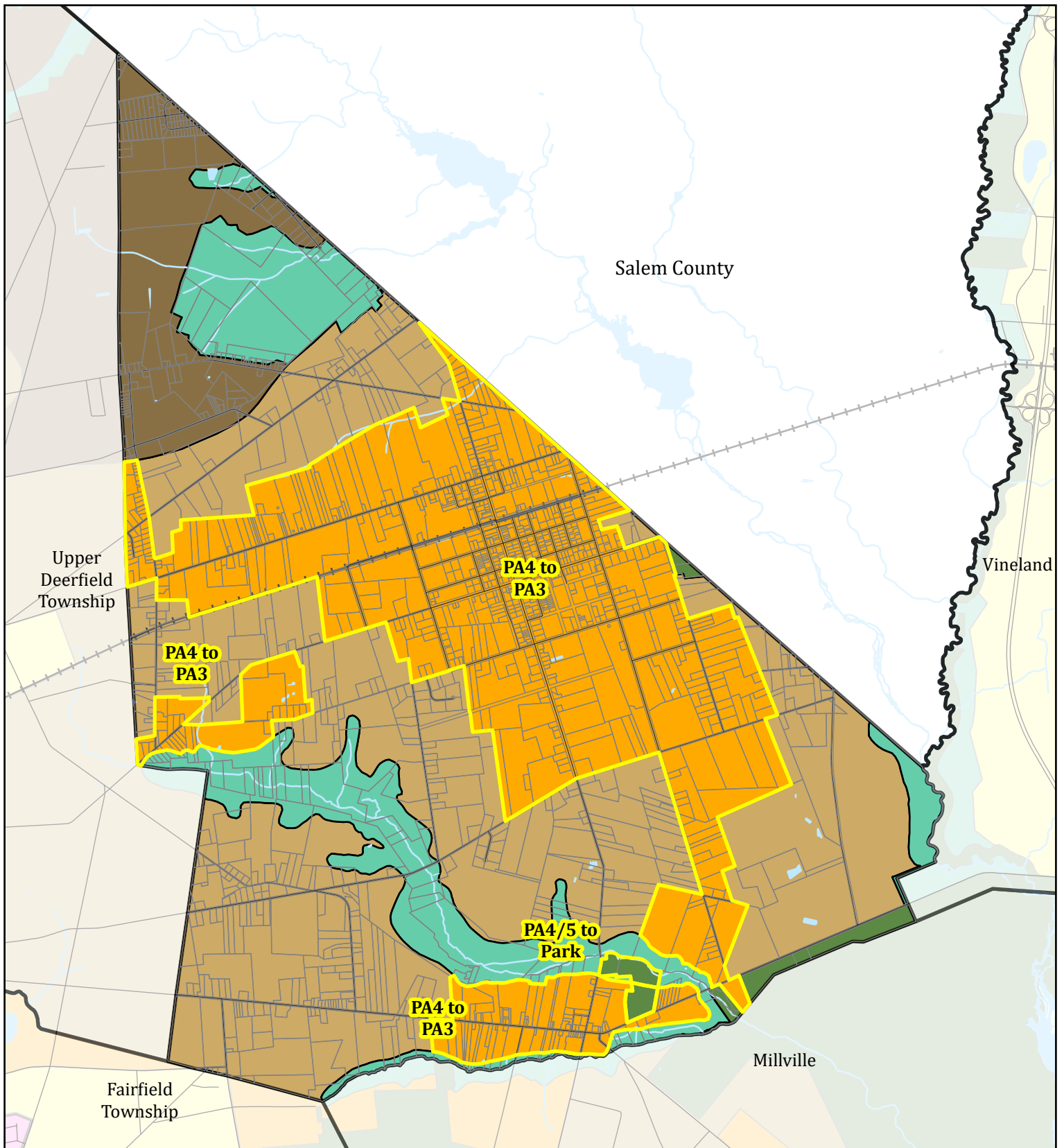
- PA1: Metropolitan
- PA2: Suburban
- PA3: Fringe
- PA4: Rural

- PA4B: Rural Environmentally Sensitive
- PA5: Environmentally Sensitive
- State Parks/Open Space
- Pinelands




0 3,000 6,000 Feet


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




Assessment and Inconsistency

Township of Deerfield, Cumberland County


 Planning Area Changes

 Revised Planning Areas


 PA2: Suburban

 PA3: Fringe

 PA4: Rural

 PA4B: Rural Environ. Sens.

 PA5: Environ. Sens.

 State Parks/Open Space



0 3,000 6,000 Feet

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

DEERFIELD

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		No outright mention of equity although there is acknowledgement and effort towards establishing affordable housing
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		The Township intends to complete the climate change vulnerability assessment
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		No mention of hazard mitigation and extreme heat or its effects.
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)	There are wetlands around the various streams of the Lebanon branch that cut through Deerfield	The primary focus of the State Plan Sub Goals are coastal areas. Planning does not clearly incorporate the wetlands and waterways in Deerfield.
NATURAL AND WATER RESOURCES GOAL			
Habitat preservation	Utilize capital projects, redevelopment, brownfields, and municipality/county owned lands as opportunities to maximize habitat restoration Identify and protect critical habitats and habitats of resident or migratory threatened & endangered species Steer new development away from environmentally sensitive areas	Undertake the preservation and protection of farmland, stream corridors, woodlands and other sensitive areas to assure quality of life considerations like water supply, open space and the Township's natural beauty Protect the open, rural landscape and those aspects of the community's natural environment which contribute to it and are important to its well-being Make new growth participate in this preservation and protection through better planning and design which recognizes these lands' intrinsic values to the natural order Has not has environmental assessment to identify lands in need of protection, also does not have protections in place for environmentally sensitive lands.	Deerfield has clear goals concerning habitat preservation and water quality management but lacks the ordinances/initiatives to make them happen. While zoning does limit where residential development can take place and the zoning protects farmland, it does not necessarily guarantee protection for natural environments.

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
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>Participation in county farmland preservation program. Zoning is being used to protect agricultural uses.</p> <p>Deerfield has redevelopment plan for the AIC district to encourage high-tech agriculture</p>	<p>Deerfield participates in the county farmland preservation program and uses zoning to encourage the industry.</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>This goal does not appear specifically applicable to Deerfield Township.</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>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>Has stormwater management plan and very recent stormwater control ordinances.</p>	<p>Deerfield has remained up to date on its stormwater management planning and stormwater control ordinances.</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>No mention of brownfield remediation as there are no known brownfield sites in need of remediation.</p>

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
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>While the Master Plan includes limited information on waste management, The Authority provide trash and recycling services to Deerfield. The Authority waste facility is located in the 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>The Landis Avenue area is targeted for concentrating development into a center but that would require further investment into sewer infrastructure.</p>	<p>There is acknowledgement of infrastructure upgrades being needed but no plans in place to institute them. The Township is currently working with the CUA to determine the feasibility of a sewer project. The Township also includes a list of improvement projects on their website.</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>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>	<p>Protect the efficiency and traffic carrying capacity of the existing road network</p> <p>Prevent the stripping of development along major roadways and land locking</p> <p>Reduce dependence on the automobile by encouraging other means of transportation like pedestrian, bicycle and mass or special transit</p> <p>Deerfield does not have a large enough population to sustain mass transit but could in the future if it concentrates its development strategically.</p> <p>Encourage innovative approaches to site design and actively participate in planning transportation enhancements through development regulations and unilateral or joint projects</p>	<p>While Deerfield is rural and does not contain the population needed for mass transit, the township still acknowledges the possibility of it in the future and is working to coordinate development with the roadway network already in place. A number of the Sub Goals appear more applicable to urban areas.</p>

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
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>		Township Redevelopment Plans permit solar energy systems. The Land Development ordinance permits alternative energy systems, and encourages energy conservation.
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>		No mention of public health. Again, the sub goals here appear more applicable to urban communities where a centralized health system exists.
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>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>To provide decent safe, affordable housing for residents of the Township of all income levels</p> <p>Undertake capital projects aimed at permitting the development of housing at densities which are affordable and which do not result in urban sprawl</p> <p>Permit various types of housing and mixed and or planned housing developments compatible with community's conditions</p> <p>Has housing plan that works to provide affordable housing while acknowledging the constraints of being in a rural area.</p>	<p>Deerfield has participated in the affordable housing process and responded to their affordable housing obligation. There are also efforts to strategically concentrate future housing to reduce sprawl.</p> <p>Deerfield is not participating in the 4th Round of Affordable Housing. Per DCA methodologies, Deerfield has a Present Need (Rehabilitation) of 3 units, and a Prospective Need of 8.</p>
ECONOMIC GROWTH GOAL			
Economic Development	Identify and target those economic sectors with the greatest growth potential and public benefit	<p>Promote economic development suitable to the Township's resources and within the context of its location</p> <p>Plan and fully develop existing locations for commerce of industry with infrastructure including public sewer and water</p>	

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
Economic Development (cont.)	<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 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>Encourage and allow the development of businesses within the centers which are of a scale and nature to coexist with the higher densities and historic pattern of centers’ development</p> <p>Zoning encourages mixed use commercial development in compact centers. The master plan provides 5 economic development strategies.</p> <p>Avoid conflicts with adjacent areas by focusing on business and industrial uses suited to the character of the community and which provide support and service for existing economic activities regardless of location</p> <p>Utilize location to highways and railroad in siting new areas to locate business and industrial uses and areas suitable to non-residential development like the areas near the County landfill or existing intensive industrial or commercial uses</p>	<p>Deerfield has many goals relating to economic development with an emphasis on development that is appropriate for the township's rural character. Businesses are being concentrated to create centers and reduce sprawl. Businesses are also being sited in a way that takes advantage of existing highways and clustering near other pre-existing industrial uses. The 2005 Redevelopment Plan (updated in 2017) provides opportunities for public/private partnerships which encourage redevelopment that is desirable and beneficial to the community.</p> <p>The Plan also establishes the necessary financing to initiate any extraordinary infrastructure improvements that may be required to make the site viable for eco-agricultural development or commercial use.</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>Provide a balanced mix of active and passive recreation based on need and character of development including the use of farmland for providing open space opportunities</p> <p>Undertake projects to provide various recreational opportunities throughout the entire community like parks, playgrounds, as well as the purchase of lands for open space including farmland preservation, and to regulate growth to assist in providing recreational and open space amenities and awareness</p>	<p>The Township has an active Recreation Committee. Township also owns and maintains several parks.</p>

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
Scenic, Recreational & Open Space Resources (cont.)	<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>		More information could be provided to the Township's Planning Documents.
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>		Section 120-78 requires that a cultural resource survey shall accompany all applications for major development in order to determine whether any significant historic resources exist on the parcel.
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>Center growth into the existing centers of Rosenhayn and Carmel or specifically planned areas meant to prevent an indiscriminate sprawl</p> <p>Recognize existing development patterns and develop strategies to enhance them and enforce more comprehensive planning of new development thereby ending wasteful land use practices</p> <p>Provide for a variety of land use activities and uses including mixed development similar to the patterns already found in the centers</p> <p>Provide enhancements to centers which reflect their existing styles and scales and provide planning for their continued development within these parameters</p> <p>Deerfield has redevelopment plan for the AIC district to encourage high-tech agriculture</p>	<p>Rosenhayn and Carmel are being developed into centers as a way of preventing sprawl. Future development is designed to further their growth. These centers are also being developed with some smart planning concepts in mind like mixed use.</p> <p>There is a redevelopment plan in place although it doesn't necessarily tie to revitalizing the township's centers.</p>

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
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>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>Develop closer and broader intergovernmental and private cooperation and coordination in achieving the community's planning goals</p> <p>Explore joint projects with adjoining municipalities and between various levels of government in all issues relating to community development but in particular in terms of housing, transportation, economic development, recreation and conservation.</p> <p>Encourage and seek private sector involvement in the community's planning goals and objectives from intra-community groups like neighborhood or community organization and inter-community groups and agencies like special interest groups or non-profit organizations dedicated to specific causes</p> <p>To accommodate new growth by controlling where development occurs to maintain to the greatest extent possible, the community's character, as a rural small town</p> <p>Protect the character and integrity of the community's existing land use patterns and development</p>	<p>Deerfield has several goals related to large scale comprehensive planning, including cooperation with other levels of government and neighboring municipalities. They also call out the partnering of private industry, non-profits, and the public.</p> <p>Overall they are pushing for land use patterns that respect the current character of Deerfield while also concentrating growth in the pre-existing centers.</p>