

# Cross Acceptance Response Template

Prepared for the

## Township of Downe

Prepared by

Cumberland County

Department of Planning, Tourism & Community Affairs

In coordination with

Township of Downe

This document was presented to the Downe Township Planning Board on May 13, 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**

Master Plan, adopted April 2000

- History of Downe Township
- Regional and Geographic Setting
- Topography, Drainage Basins, Surface Hydrology
- Geology & Groundwater
- Wetlands
- Soils Analysis
- Flood Hazard Area
- Existing Land Use Analysis
- Population and Demographics
- Economic Base Analysis
- Community Facilities Analysis
- Development and Redevelopment Plan
  - Goals
  - Future Land Use Plan
  - Vision for Fortescue
  - Industrial and Commercial Uses
  - Open Space and Recreation
  - Economic Development
  - Agriculture Preservation
  - Implementation
- Housing Plan
- Community Facilities Plan
- Regional Plans and Impacts
- Plan Summary

Master Plan Reexamination Report, 2005

Municipal Stormwater Management Plan, 2005

Bicycle and Pedestrian Plan, 2014

Master Plan Reexamination Report, 2016

Zoning Ordinance, adopted 2000

Zoning Map, 1999

## Areas of Inconsistency- Goals/Objectives

### Equity

The Township’s Master Plan does not include goals, objectives or discussions specifically related to Equity. However, themes of this goal are apparent throughout the Master Plan. As stated in the 2016 Master Plan Reexamination Report, “The intent of the 2000 Master Plan remains valid- balance the two competing interests of 1) providing opportunity for a more prosperous economy, while 2) conserving the valued characteristics of the community.”

### Climate Change

Downe Township’s Master Plan is somewhat consistent with climate change, hazard mitigation & extreme heat, as well as coastal areas & riverine corridors. The Township’s planning documents note that damage from Hurricanes Irene and Sandy demonstrated the vulnerability of coastal communities and the need for protection and infrastructure. The Township further recommends incorporating dunes, resilient shorelines, raising structures, wastewater management, flood maps, velocity zones and insurance as strategies for redeveloping Fortescue.

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 become consistent with the Statewide Electric Vehicle Law (P.L. 2021, c. 171). DCA, in coordination with NJDEP and BPU, prepared a Model Municipal EV Ordinance<sup>1</sup> which the Township will review and incorporate into their local ordinances.

The Township should review the Draft NJDEP Floodplain Management Ordinance<sup>2</sup> and work with NJDEP to adopt the ordinance to establish minimum standards consistent with State and Federal Law.

The Township notes that flooding is more prevalent since NJDEP and PSEG removed the dike system that historically protected its communities.

- State to provide support and resources to recreate the dike system or another floodplain management project that will protect development.

### Natural and Water Resources

The Township’s Master Plan and local policies are 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.

Habitat Preservation- The majority of Downe’s coastline and marsh habitat along the Delaware Bay is preserved by State and Non-profit entities, with the exception of developed communities of Fortescue and Gandy’s Beach.

Agricultural Lands- Downe Township is located within one of Cumberland County’s Project Areas, which are designated areas of the County that are targeted for farmland preservation.

Air quality- Considering the amount of forested areas and preserved acreage, Downe Township captures far more carbon than it produces.

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

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

- SJTPO coordination with identifying/maintaining compliance with federal air quality regulations.

Water quality- The Township's Master Plan states a need for both sewer and public drinking water services. The Township is in the process of building a sewer treatment plant, which will service both Fortescue and Gandy's Beach communities. The Township broke ground on the plant in August 2024. It should be noted that the much of marshland in Downe Township is preserved- which provides ecosystem benefits.

- State to provide support to municipalities. Partnership with water companies to extend water lines into Downe.
- State to provide annual and reliable PILOT payments to municipalities for preserved open space.

#### Pollution and Environmental Clean Up

The Township's Master Plan and Zoning Ordinance is mostly 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 or recommendations concerning Brownfields in the Township. The Township has a landfill, which may be classified as a brownfield. The former landfill is 90% closed. The Township is looking into reusing the site as a solar field.

While not currently classified as a brownfield, the Township identified issues related to the reclamation of land associated with the existing sand mines. The Township notes that there are enforcement issues and that areas of the site that are not being actively mined are not appropriately reclaimed, as required by State law.

- State to act as a partner to the municipality, providing support and resources as it relates to enforcement of sand mining permits and land reclamation.

Waste Management & Recycling- The Township's Master Plan lacks information related to waste management and recycling. However, the Township is consistent with this goal of the State Plan. The Cumberland County Authority (The Authority) provides waste management and recycling services to all municipalities in Cumberland County. Downe Township has a Convenience Center.

#### Public Facilities/Infrastructure

The Township's Master Plan and implementing ordinances are consistent with the Public Facilities and Infrastructure Goal of the State Plan.

#### Infrastructure Investment Priorities

The Township's Master Plan discusses a need for water and sewer services in the Township to mitigate public health and safety, which is true along the Township's Delaware Bay coastline in Fortescue and Gandy's Beach. The Township is in the process of opening a batch plant for Fortescue and Gandy's Beach. Additional infrastructure is still required for those communities.

Further, the Township would like to see Money Island included in the sewer service area with the ability to connect to its sewer service area in the future.

The Township also notes that due to routine flooding, as result of high tide-full moon and insufficient flood protection (ie. removal of dike system), roadways throughout the Township need to be elevated to provide reliable roadway infrastructure to and from existing communities.

### Mobility and Equal Access

This sub-goal of the State Plan requires additional partnerships with adjacent municipalities, Cumberland County, SJTPO, and State Agencies. At the current time, there is no NJ Transit/public transportation offered in Downe. However, the Township is a participant of the Cumberland Area Transit Systems (CATS), a service offered by the County's Office on Aging and Disability Services. The Township received a Complete Streets grant to install sidewalks and lighting within the Newport community.

Clean Energy- The Township's Master Plan does not include specific goals or objectives related to clean energy, but notes an increase in solar panels on residential properties.

The Township is in the process of installing electric vehicle charging stations at the former train station, which is now a Visitors Center. The Visitors Center is located at the intersection of Baptist and Mill, near the municipal border with Lawrence.

- 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 is in the process of opening a batch plant, which will provide centralized sewer to Fortescue and Gandys Beach, alleviating pending Public Health issues. The Township also received a Small Cities Home Rehabilitation Grant to remediate lead paint in accordance with applicable law. The Township also notes that there is a significant issue related to EMT service throughout Cumberland County.

- 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 Downe Township.
- State to provide resources, including financial incentives, to assist with the EMT issue in the County.

### 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.

However, the Township has a Home Rehabilitation Program.

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

Further, Downe Township has not participated in Round 3 or the ongoing Fourth Round for Affordable Housing. According to the DCA calculations for the Fourth Round, Downe Township has a Present Need obligation of 4 units and a Prospective Need obligation of 3.

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

### Economic Growth

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

Many of the State Plan's sub-goals for Economic Development are focused on funding opportunities that are available at the State. It is difficult for a municipality, such as Downe, to attract economic development when the municipality lacks the infrastructure that provides residential and commercial stability.

- Any future Economic Development Plan for Downe Township should include an assessment that targets economic sectors with the greatest growth potential and public benefit.
- 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 consistent with the State Plan's goal for Archeological, Historic, Cultural, Open Space and Recreational Value.

Scenic, Recreational & Open Space Resources: The Township's Master Plan acknowledges a desire to preserve the existing woodlands and agricultural land base while working to concentrate housing development away from these areas.

- The Township is home to several Wildlife Management Areas, including Fortescue WMA, Egg Island WMA, Nantuxet WMA, Millville WMA, and Fortescue State Marina. Resources are needed for maintenance and enforcement is needed related to littering on the properties.
- In addition, the Nature Conservancy and the Natural Lands Trust, nonprofit entities, have preserved open space (Glades Wildlife Refuge, Gandys Beach Preserve) in the Township.
- State assistance, resources, and support are needed to better identify trail heads on the properties. There are also a lack of parking facilities for tourists to park their vehicles and access the trails.

Historic & Cultural Resources: The Township's Master Plan notes the importance of recreational, historic or cultural resources. Specifically, the Township seeks to protect the historic character of the Township and its villages while promoted the conservation of natural resources. The Township established a Historic Preservation Commission in 2012. Further, the Township is generally consistent with the New Jersey Comprehensive Statewide Historic Preservation Plan 2023-2028.

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

### Revitalization

Downe Township's Master Plan is consistent with the State Plan's goal of Revitalization. The Master Plan notes that there is limited and declining availability of land from State and non-profit preservation activities. Therefore, reinvestment and revitalization are priorities in the Township.

There is also municipal interest in redeveloping Money Island to create an environmental science center.

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

### *Sound and Integrated Planning*

Downe Township is consistent with the State Plan's goal of Sound and Integrated Planning. The Township. Makes efforts to preserve farmland, conserve natural ecosystems, and concentrate development in existing communities.

While the Township is supportive of preserving open space, it is difficult to attract compatible commercial opportunities given the limited resources and infrastructure available in the Township.

- State to provide annual and reliable PILOT payments to municipalities for preserved open space.

### **Planning Area Assessment**

#### *How do Planning Areas suit current and future needs*

The Township of Downe is located in PA 4: Rural, PA 5: Environmentally Sensitive Planning Areas and PA8: State Parks/Open Space. PA4 encompasses the majority of the Township's upland areas, while PA5 occupies the lower lying Bayshore area of the Township.

It is recommended that the Planning Area boundaries become more aligned with patterns of existing development. Areas of the Township where there is concentrated development, particularly those areas zoned residential with existing small-lot development, industrial, and commercial, are recommended to be revised from PA4 Rural to PA3 Fringe, which includes the communities of Dividing Creek, Newport and Money Island. The communities of Fortescue and Gandy's Beach, where the batch sewer plant is under construction, are recommended to be changed from PA5 to PA2. In addition, it is also recommended that large tracts of permanently preserved open space, such as the expansion of the Wildlife Management Areas, be categorized as Public Parks.

## **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 and 5: Environmentally Sensitive, should experience limited future development. Areas proposed to be classified as PA2: Suburban and PA3: Fringe, are areas that should be targeted for reinvestment, revitalization, and, potentially, redevelopment. The PA3 areas should also be prioritized for water and sewer expansion in the future. PA2 are areas where the sewer batch plant will be providing service.

### **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 FEMA flood maps.

### **Open Space Plan/Open Space Tax**

Downe Township adopted themes of a Conservation Plan Element as part of its 2000 Comprehensive Master Plan. However, the Township does not have a specific Open Space and Recreation Plan.

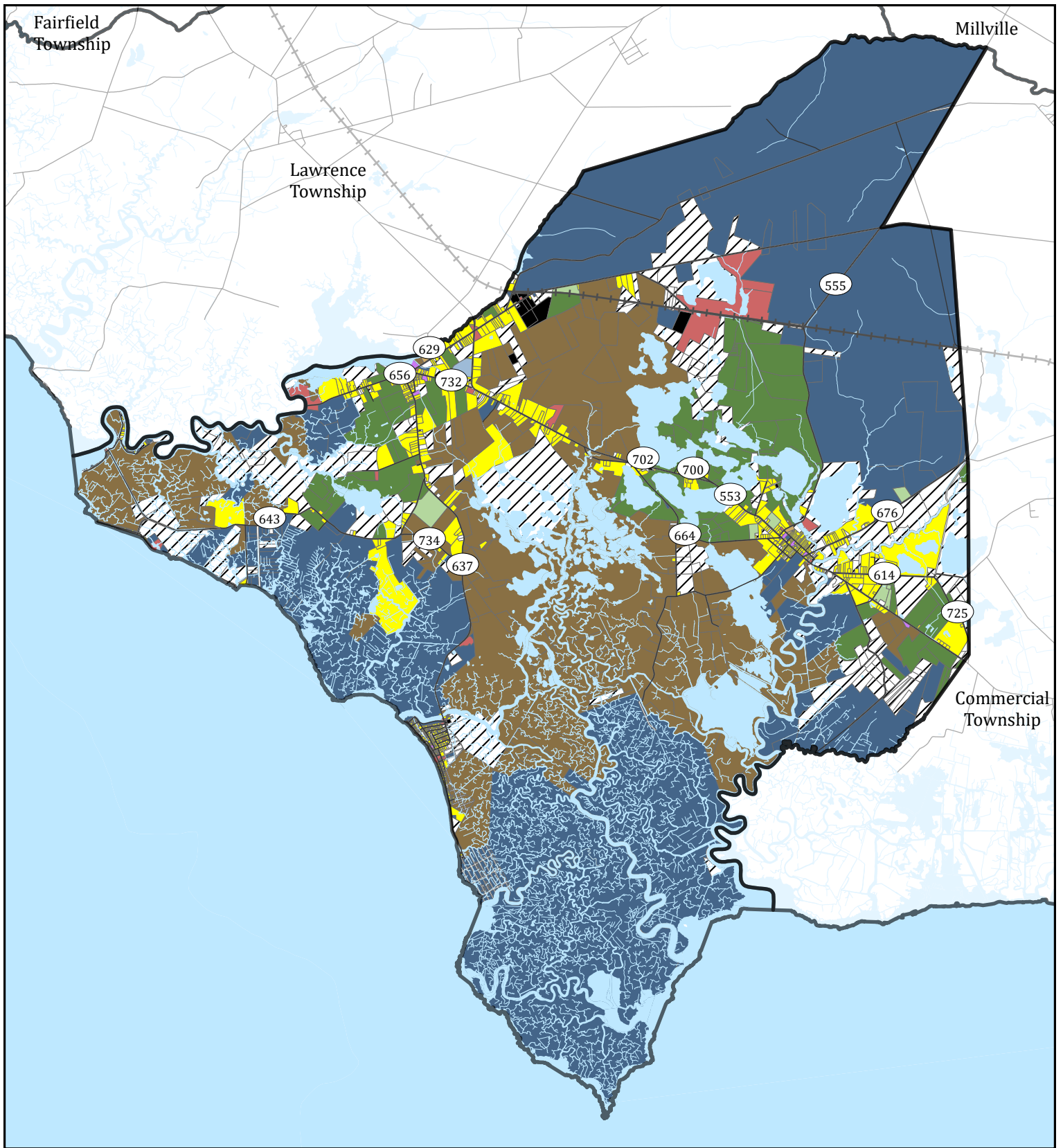
Cumberland County has an Open Space Trust Fund that can be used for the acquisition of fee-simple open space and development easements in accordance with farmland preservation rules and regulations.

### **Sustainable Jersey Participation / Environmental Commission**

The Township of Downe has an active Environmental Commission/Green Team and is certified Bronze by Sustainable Jersey.

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

- Given the vast investment made by the NJDEP in Downe, the Township seeks to prioritize efforts related to ecotourism and recreation, which includes providing complimentary amenities such as clean bathroom facilities, parking lots, and signage, as well as restaurants and other uses that service tourists and visitors.
- No more unratable land taken by the State.
- Economic development to help the Township's tax base.



# Existing Land Use





Township of Downe, Cumberland County














0 4,500 9,000 Feet

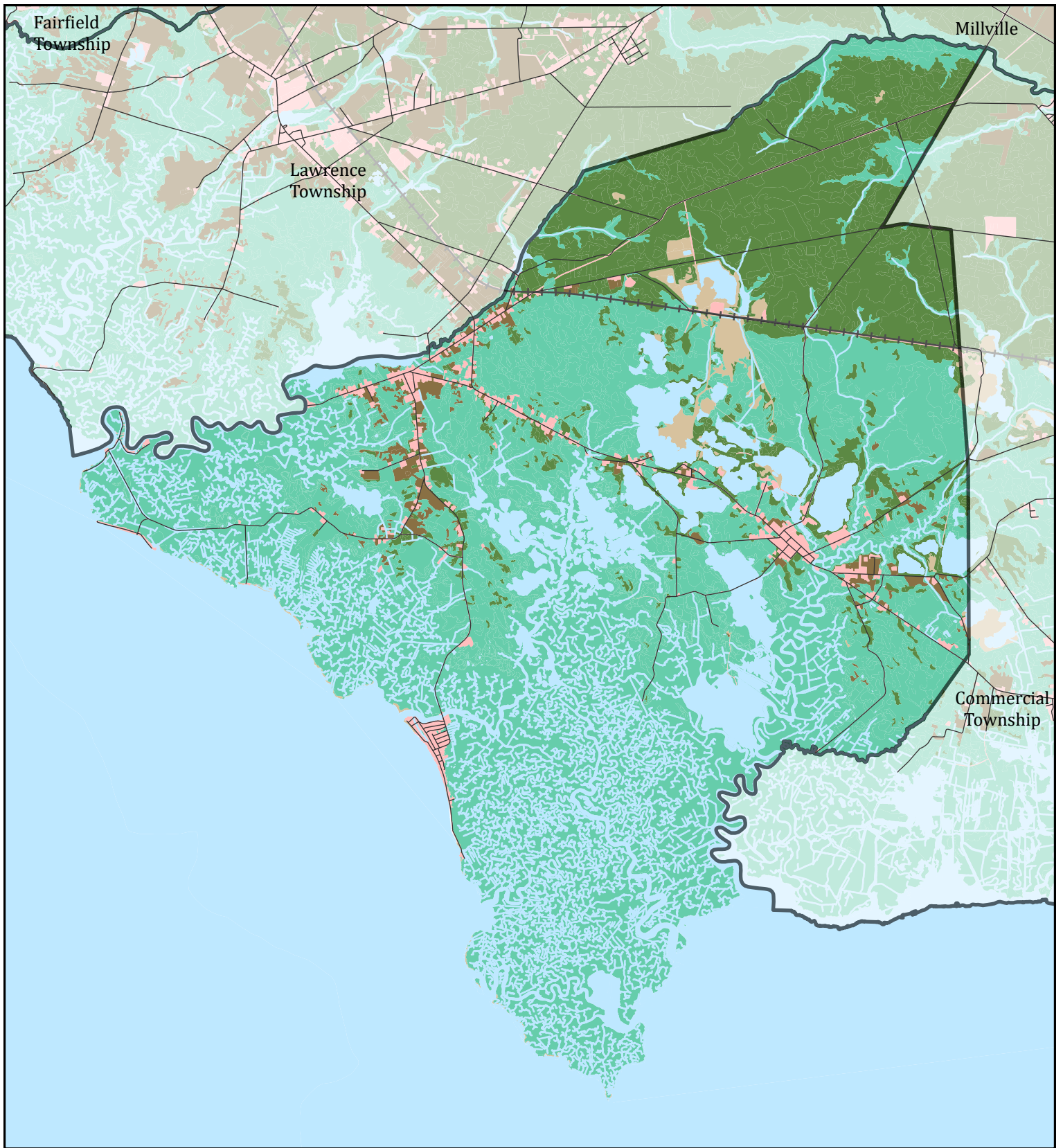
Source: Cumberland County GIS, County Tax Assessment Records, NJDEP, NJOGIS, NJOIT  
May 2025

## 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 Downe, Cumberland County

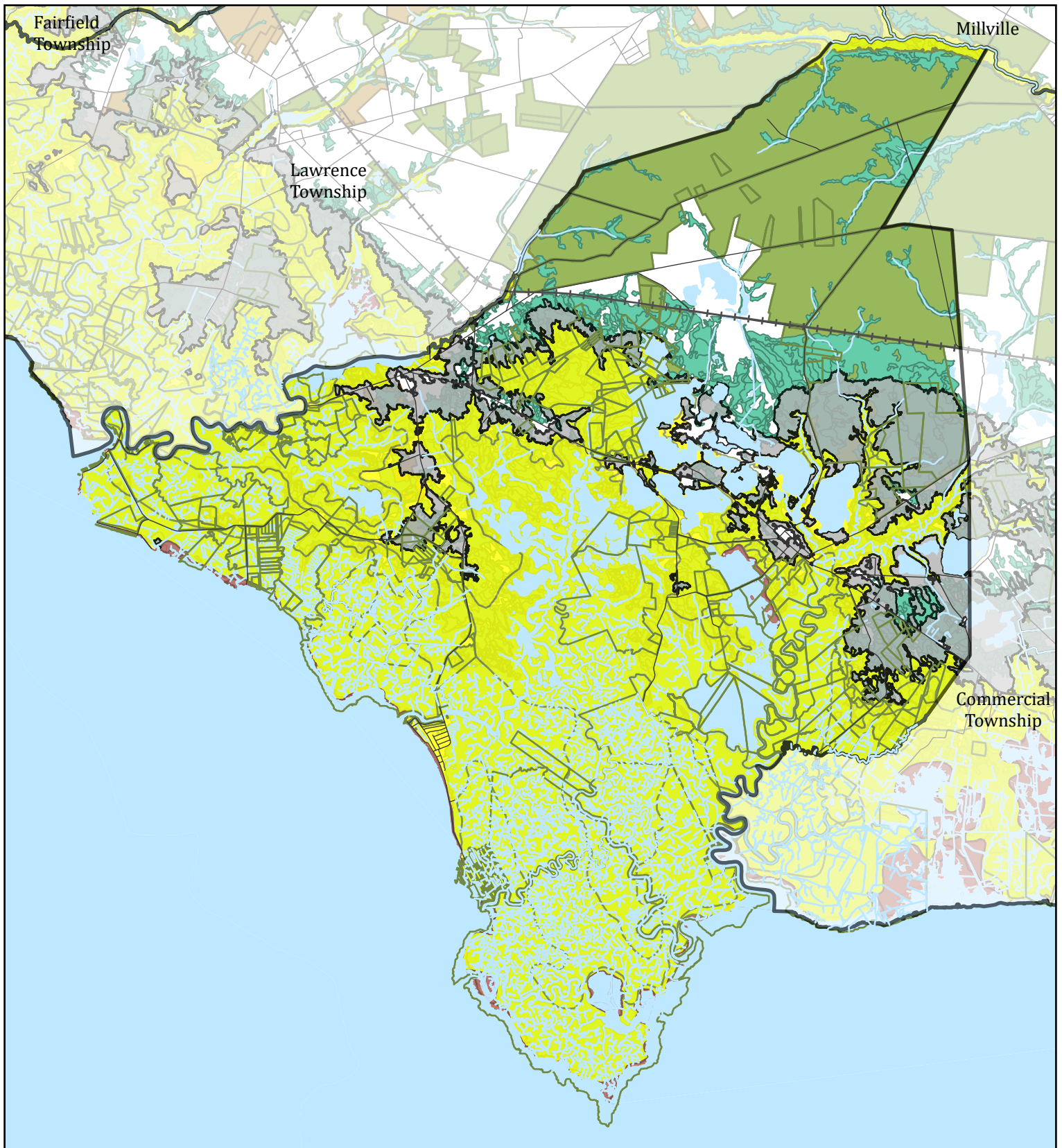


0 4,500 9,000 Feet

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 Downe, Cumberland County

## FEMA Floodplains

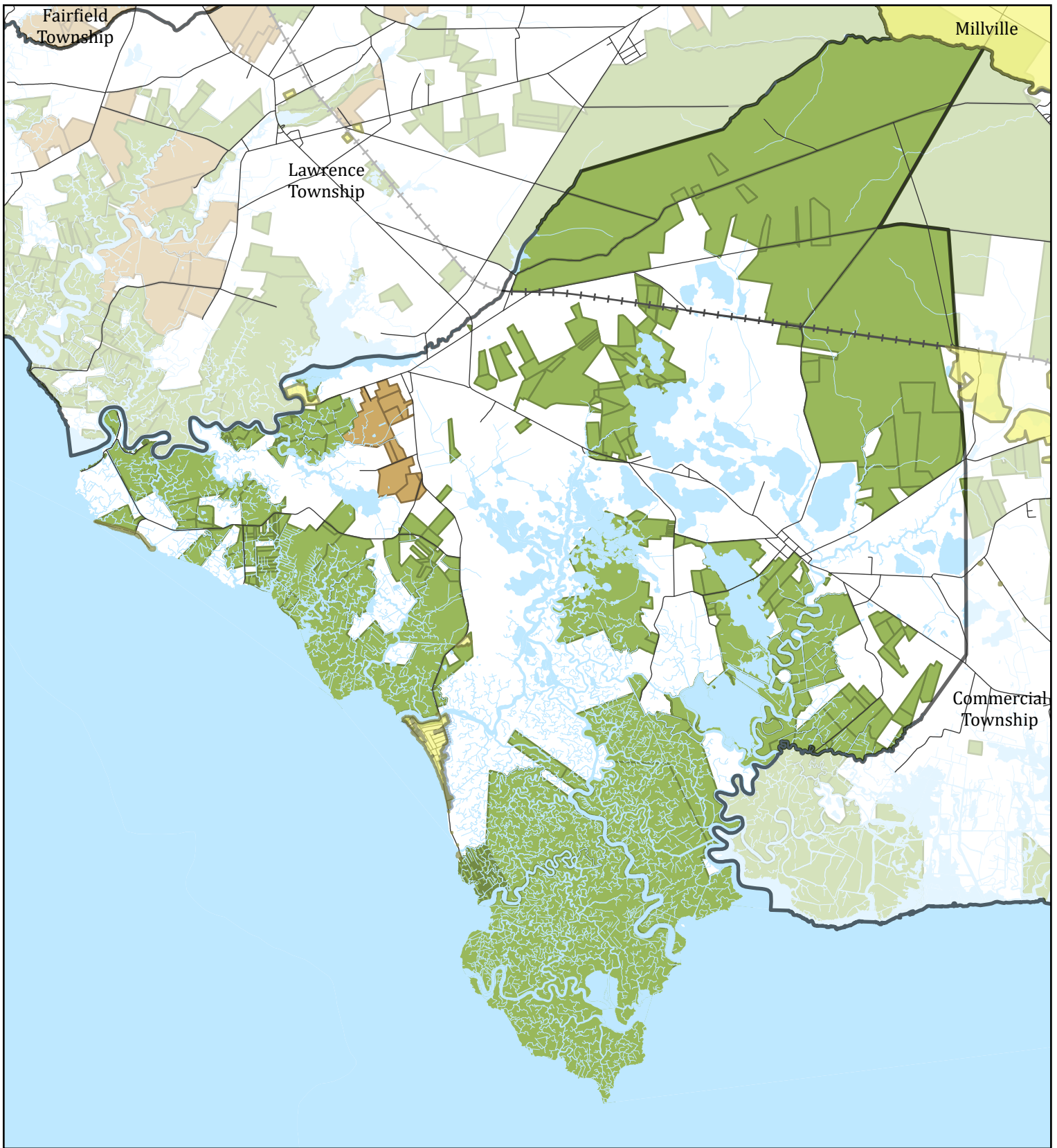
-  Zone A, AE, AO: 100-Year Floodplain
-  Zone VE: 100-Year Floodplain with Wave Action
-  0.2% Chance Annual Floodplain (500-Year Flood)
-  Floodway

-  Preserved Farmland
-  Preserved Open Space
-  Wetlands







0 4,500 9,000 Feet

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



# Utilities

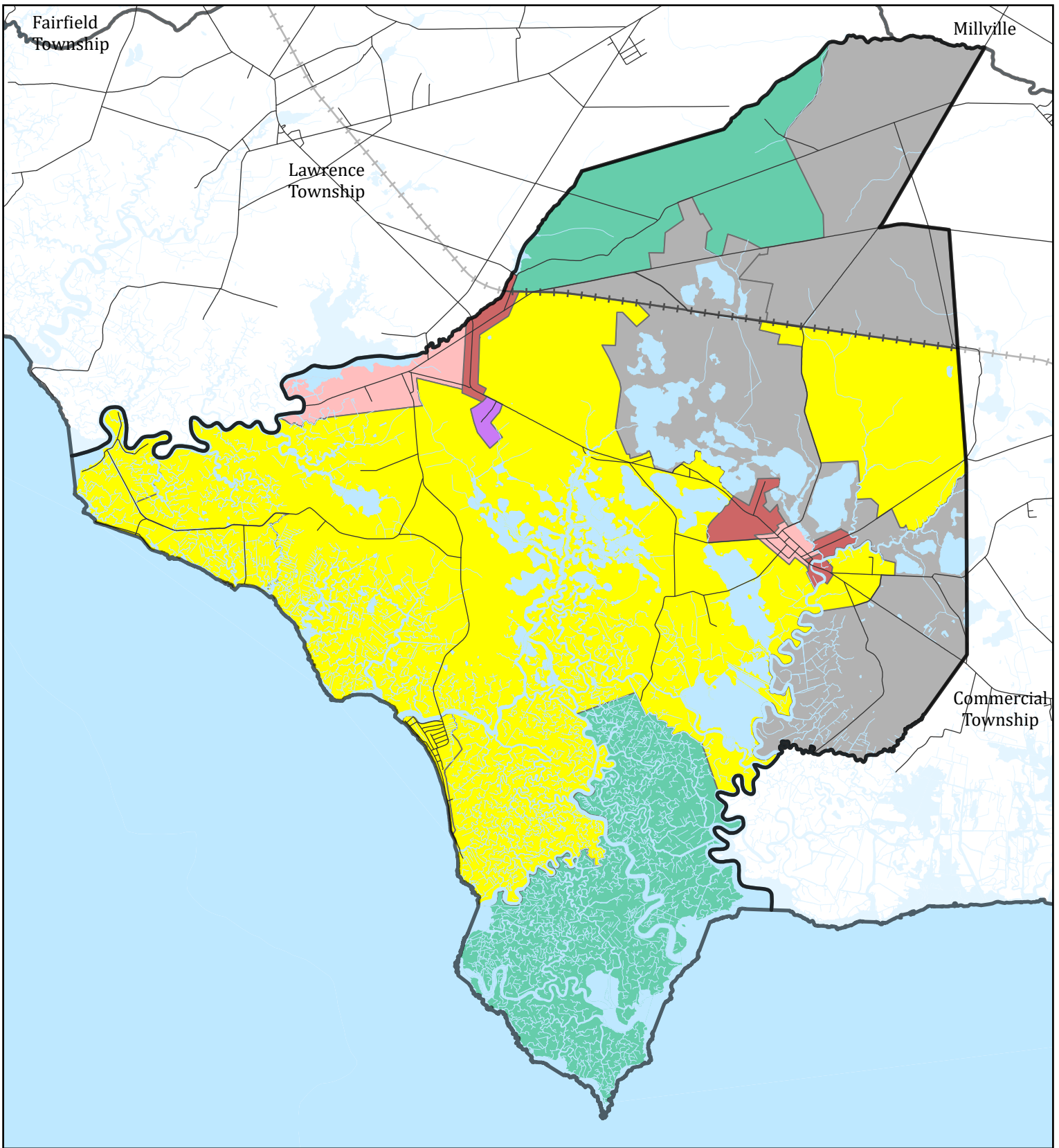
Township of Downe, Cumberland County

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



0 4,500 9,000 Feet

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



# Zoning

Township of Downe, Cumberland County

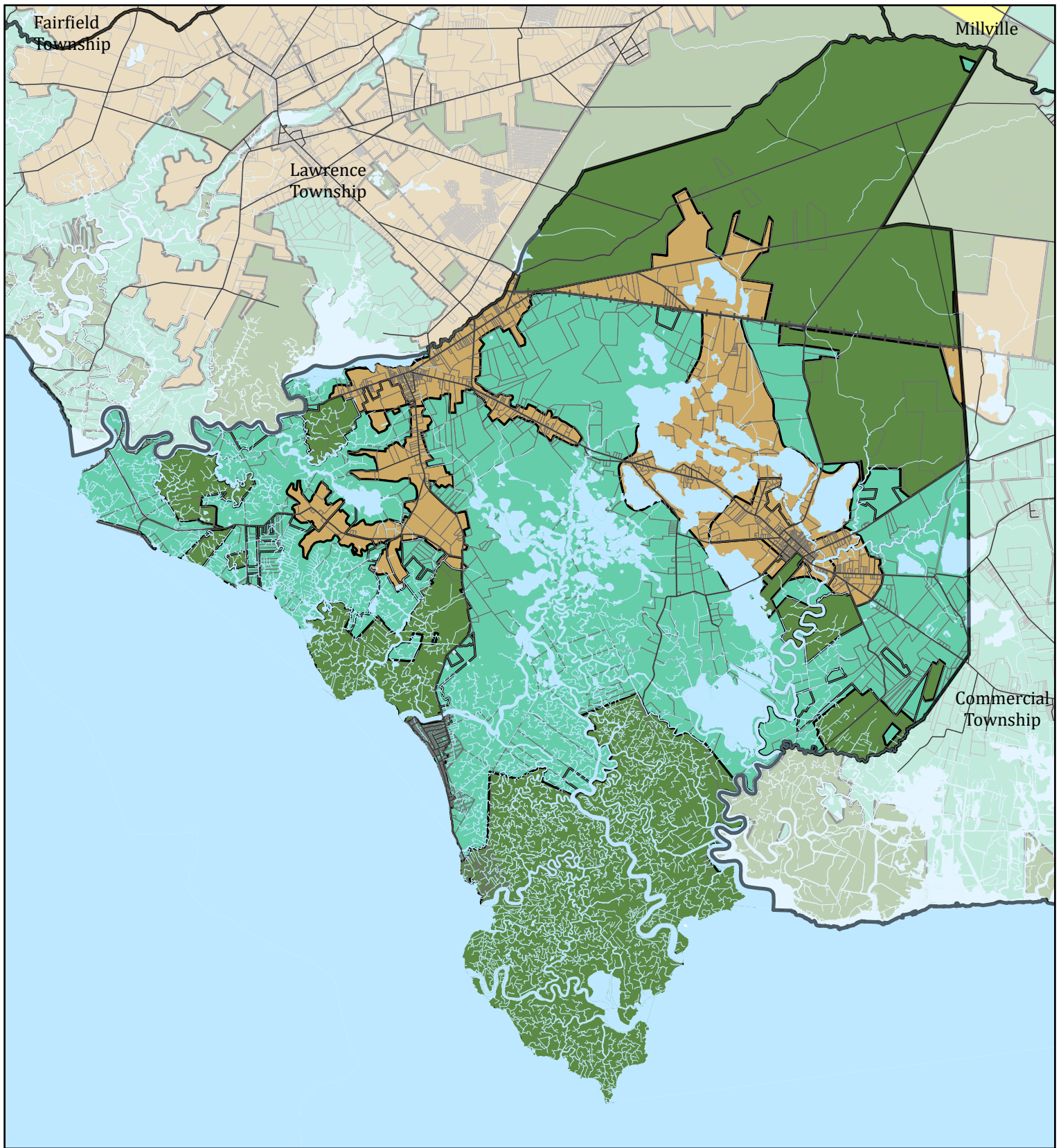


0 4,500 9,000 Feet

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

## Zoning Districts

- Commercial
- Conservation
- Industrial
- Mixed Use
- Residential
- Institutional



# State Planning Areas

Township of Downe, Cumberland County

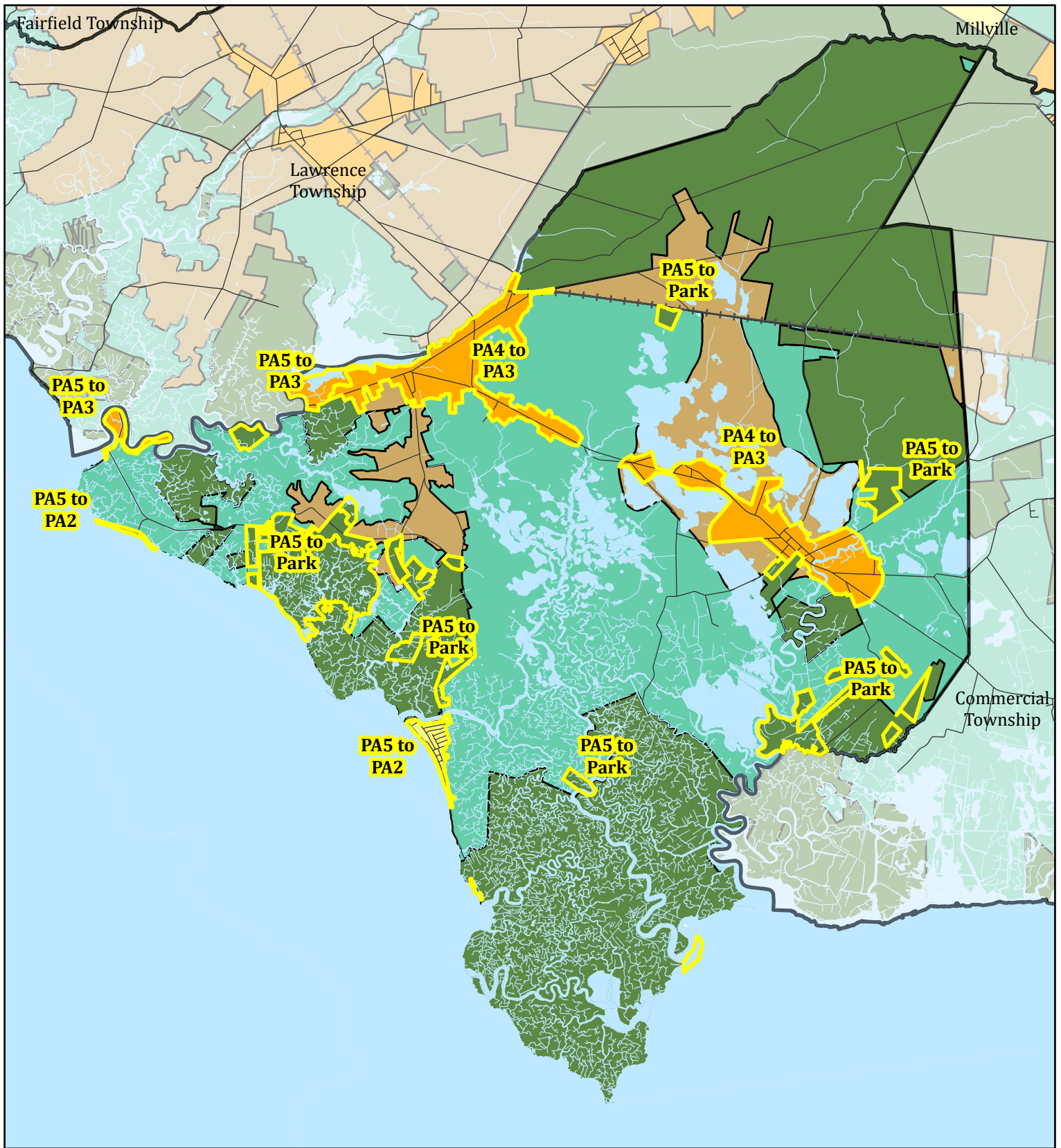


0 4,500 9,000 Feet

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


## State Planning Areas

- PA2: Suburban
- PA4: Rural
- PA5: Environmentally Sensitive
- State Parks/Open Space





# Assessment and Inconsistency


Township of Downe, Cumberland County

 Planning Area Changes


 Revised Planning Area


 PA1: Metropolitan

 PA2: Suburban

 PA3: Fringe

 PA4: Rural

 PA4B: Rural Environ. Sens.

 PA5: Environ. Sens.

 State Park



0 4,500 9,000 Feet

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

**DOWNE**

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
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		Equity concerns were not directly addressed in the planning documents.
<b>CLIMATE CHANGE GOAL</b>			
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 extensive damage from Sandy and Irene demonstrate the vulnerability of the coastal communities and the need for coastal protection and infrastructure. Some of the components of redevelopment include focusing on beaches, dunes, resilient shorelines, raising structures above flood level, modern wastewater management, new FEMA flood maps, velocity zones and flood insurance.  More information is needed on mitigation and adaptation measures.  The Township notes that flooding is more prevalent since NJDEP and PSEG removed the dike system that historically protected its communities.
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		
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)	A new master plan should expressly acknowledge the demands of the coastal environment and the need for infrastructure and investment to meet those demands. Ghost forests are becoming prominent along the forest/tidal marsh boundary.	
<b>NATURAL AND WATER RESOURCES GOAL</b>			
Habitat preservation	Utilize capital projects, redevelopment, brownfields, and municipality/county owned lands as opportunities to maximize habitat restoration  Steer new development away from environmentally sensitive areas  Identify and protect critical habitats and habitats of resident or migratory threatened & endangered species	In protecting the historic character of the Township and its villages, and in promoting the conservation of agriculture and other natural resources, municipal officials should seek innovative ways in the municipal zoning and land use regulations to advance these objectives.  Horseshoe crabs and red knots are present in the Township and water conservation is a priority.	Much of the Township contains marsh habitat that is preserved by NJDEP and nonprofit entities.
Agriculture & food production	Balance the Policy Objectives of the planning area while maintaining the viability of agriculture and agritourism in appropriate locations Promote economic development and diversification of the agricultural industry through capital facilities, funding, tax & regulatory policies, and land use regulations  Encourage sustainable and profitable farming through agricultural best management practices and incorporating the water needs of the agricultural economy in water supply planning  Educate the state's residents on the economic and environmental value of sustainable agriculture		Master Plan states that there are over 200 acres of preserved farmland, but farmland preservation is not a priority for the Township given the amount of preserved land in the Township.

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
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 &amp; carbon monoxide hotspots and take all appropriate measures to address those hotspots</p>		The Township is aligned with this subgoal- SJTPO has an air quality study related to transportation.
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 &amp; 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>Large amounts of wetlands and water-dependent ecosystems have been acquired by nonprofit conservation groups and Blue Acres.</p>	<p>Master Plan states a need for infrastructure for both sewer and drinking water; large tracts of land areas are preserved by both NJDEP and nonprofit entities.</p> <p>Township consistent with this subgoal of the State Plan.</p>
<b>PROTECT THE ENVIRONMENT, PREVENT AND CLEAN UP POLLUTION GOAL</b>			
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>Assess future use of Sand Mine property.</p>	More information needed on brownfields in the Township.
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>		The Township has a convenience center for trash/recycling, which is sent to one of the Cumberland County Improvement Authority's facilities.
<b>PUBLIC FACILITIES / INFRASTRUCTURE GOAL</b>			
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>Fortescue and Gandy's Beach recently obtained sewer service. A new master plan should expressly acknowledge the demands of the coastal environment and the need for infrastructure and investment to meet those demands.</p>	<p>The addition of sewer service to Fortescue and Gandy's Beach support the goal of improving infrastructure. Additional infrastructure, such as natural gas and reliable internet, are still needed.</p>

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
Infrastructure Investment Priorities (cont.)	<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 local road network remains unchanged. The extensive damage from Sandy and Irene demonstrate the vulnerability of the coastal communities and the need for coastal protection and infrastructure. The goals and recent accomplishments support the goals of the State Plan, given the very rural nature and unique characteristics of the Township.</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 &amp; historic resources, air quality, energy use, and decarbonization particularly in underserved communities</p> <p>Promote market-based incentives to alleviate congestion (congestion pricing) &amp; utilize existing capacity (carpooling, public transit, telecommuting)</p> <p>Make appropriate transportation investments that consider seasonal demands and tourism</p>	<p>The County has bike route signage along the shoulders of County roads through the Township. In 2014, Downe produced a Bicycle and Pedestrian Plan to connect communities and visitor sites with recreational users.</p>	<p>There is currently no NJ Transit public transportation within Downe Township. Transit may need to be extended to the Township should the population increase.</p> <p>The Township is a participant of the Cumberland Area Transit System(CATS). CATS provides limited transport services to vulnerable populations.</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>The Master Plan notes an increase in solar panels on residential properties.</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 &amp; wellness</p> <p>Relocating air polluting facilities to more suitable locations, and / or mothballing them</p>		<p>The Township is in the process of opening a batch plant, which provides centralized sewer to Fortescue and Ganday's Beach.</p>

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
<b>HOUSING GOAL</b>			
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 &amp; 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>	Downe Township should provide affordable housing opportunities for its citizens.	<p>The limited local development opportunities make meeting housing and affordable housing needs difficult, despite the stated goal of providing affordable housing. However, the rebuilding of houses after flood events is creating a supply of updated homes.</p> <p>The Township is not participating in the 4th Round of Affordable Housing. According to the DCA calculation for the current round, Downe has a Present Need (Rehab) obligation of 4 units and a Prospective Need of 3 units.</p> <p>More information on housing development, redevelopment, and efforts to support homeowners with rehabilitation could be included.</p>
<b>ECONOMIC GROWTH GOAL</b>			
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>In promoting the protection of Township lands, municipal officials need to identify ways that conservation activities can also include economic opportunities. The future use of the Sand Mines is an opportunity for light industrial uses, but as of 2016, there has been no post-mining activity.</p> <p>Redevelopment of the existing commercial and residential centers in Downe Township should be a priority.</p> <p>The Township should allow large industrial uses in those areas of the community where the natural characteristics of the land are suitable and where the infrastructure is in place.</p>	<p>As of 2016, 80% of the land base was tax exempt (conservation), which has led to a loss of revenue for the Township. Additionally, many businesses (restaurants, gift shops, bait &amp; tackle shops, fishing boats) have been lost. Newport hosts some small businesses. Economic development is a challenge given the unique characteristics of the Township. The few stated goals are generally aligned, including promoting reuse of the sand mine for light industry and redevelopment of centers, but more information is needed to show alignment with the goals of the State Plan.</p>

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
<b>ARCHEOLOGICAL, HISTORIC, CULTURAL, SCENIC, OPEN SPACE, AND RECREATIONAL VALUE GOAL</b>			
Scenic, Recreational & Open Space Resources	Coordinate regional, county, and municipal land use/open space plans with the State Open Space and Outdoor Recreation Plan Ensure that there are adequate indoor and outdoor recreational facilities Connect large contiguous tracts of forest, grasslands, and other natural lands Implement the New Jersey Trails Plan including rails-to-trails conversions and greenway systems Where appropriate, promote and encourage the protection and enhancement of privately owned tracts of open space, wetlands, or forest lands, Ensure that residents are no more than a 10-minute walk from open space Map critical slopes, manage their character, and enforce strict development performance standards on critical slopes Map & manage important forest resources and maintain & expand existing urban canopies	Large amounts of land have been acquired by nonprofit conservation groups and Blue Acres.	Open space and preserved lands are abundant in the Township. More information on recreation could be included. Turkey Point hosts some public access opportunities.
Historic & Cultural Resources	Identification and protection of historic areas, historic sites, historic landscapes, archeological sites, and scenic corridors Support museums, libraries, interpretive centers and archives, and other public buildings as repositories of past culture and showcases for contemporary culture	In protecting the historic character of the Township and its villages, and in promoting the conservation of agriculture and other natural resources, municipal officials should seek innovative ways in the municipal zoning and land use regulations to advance these objectives. The Township established a Historic Preservation Commission in 2012 to identify and record historic elements and advise the Township Committee and combined Planning/Zoning Board.	Historic preservation is generally in line with the goals of the State Plan
<b>REVITALIZATION GOAL</b>			
Revitalizing & Recentering Older Centers and Underutilized Urbanized Areas	Correct the phenomenon of communities that exhibit Center-like features adopting inappropriate suburban models Reinvestment should make areas less auto-oriented, more pedestrian-friendly, and more interconnected to improve mobility Redevelopment plans should reintroduce Center-like features & beautify public spaces Reverse interventions that have erased natural features and integrate any recoverable natural features into redevelopment	Redevelopment of the existing commercial and residential centers in Downe Township should be a major focus of municipal planning policy. New commercial and residential activities should be encouraged to locate around existing villages and centers.	Limited and declining availability of land from nonprofit and State conservation acquisition is a challenge for development in the municipality. Because of the extensive conservation areas in the Township, sprawl is not possible, and reinvestment and infill are the priorities. This is more possible now that there is sewer service for Fortescue and Gandy's Beach. The redevelopment focus is in line with the goals of the State Plan.
<b>SOUND AND INTEGRATED PLANNING GOAL</b>			
Comprehensive Planning	Integrate planning with neighboring municipalities, the county, regional bodies, and statewide planning initiatives Ensure that land use patterns encourage the goals of the state plan including reducing sprawl, improving walkability, mixing uses, and protecting natural features 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	The Township should seek to establish partnerships with those agencies, organizations, municipalities, businesses, and levels of government that can help advance the policies and strategies of this plan.	The Township is consistent with the Goal. Township receive a complete street grant for multi-modal transportation. Township seeks to revitalize their existing communities.