

Cross Acceptance Response Template

Prepared for the

Township of Fairfield

Prepared by

Cumberland County

Department of Planning, Tourism & Community Affairs

In coordination with

Township of Fairfield

This document was discussed with the Fairfield Township Cross-Acceptance Subcommittee on May 7, 2025.
Changes were made to this document to reflect those conversations.

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

SECTION 1: CONSISTENCY WITH THE PRELIMINARY STATE PLAN

Municipal Documents

Build-Out Analysis, 2010

Master Plan Adopted 2012

- Demographics
- Existing Zoning
- Proposed Zoning
- Land Use Element
- Environmentally Sensitive Lands, Farmland and Zoning
- Conservation Design
- Environmental Standards
- Capacity Based Planning and Water Quality
- Housing Element
- Relationship to Other Plans

Housing Element Repealed, July 2019

Stormwater Management Plan 2005, Revised 2006

Natural Resource Inventory, 1994

Resource Protection Ordinance, 2006

Zoning Map, 2012

Zoning Ordinance, 2012, revised through 2024

Stormwater Management Ordinance, 2024

Floodplain Management Ordinance, 2024

Areas of Inconsistency- Goals/Objectives

Equity

The Township's Master Plan does not include goals, objectives or discussions specifically related to Equity.

- The Township's Master Plan discusses the intention to equally distribute community resources and facilities. Although equity is not specifically mentioned, themes of this goal are included in the Master Plan.
- The Township may want to consider incorporating equity into the Climate Change Hazard Vulnerability Assessment when prepared in connection with a new Land Use Plan Element, as required by State Law.

Climate Change

Fairfield Township's Master Plan lacks goals and objectives pertaining to the climate change, hazard mitigation & extreme heat, as well as coastal areas & riverine corridors. However, the Township is mostly consistent with this Goal.

Climate Change- The Township Master's Plan lacks information related to climate change risks but prioritizes clean energy systems.

- The Township will 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 Ordinance¹ which the Township will review and incorporate.

Hazard Mitigation & Extreme Heat- The Township will work towards becoming more aligned with this sub-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

Coastal areas & Riverine Corridors- The Township updated its Floodplain Management Ordinance in 2024, which brings the Township into compliance with State and Federal regulations.

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 Fairfield's coastline along the Delaware Bay is preserved by State and Non-profit entities. This is further supported by the Township's Master Plan which recommend protecting environmentally sensitive areas of the Township from careless development and its implementing ordinances.

Agricultural Lands- Lawrence Township is located within several of Cumberland County's Project Areas, which are designated areas of the County that are targeted for farmland preservation. The Master Plan reinforces continued participation in the County's Farmland Preservation Program.

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

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

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

Water quality- The Township's Master Plan notes that the aquifers supplying local/individual wells are threatened by saltwater intrusion.

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

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.

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

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

Public Facilities/Infrastructure

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

Infrastructure Investment Priorities- The Township's Master Plan includes vague goals related to its infrastructure which focus on the ability to find funding related to the expansion of these services.

- State to provide support and expedite approval of sewer service areas in communities, especially in areas where there are existing communities on small lots utilizing septic systems and well water.

Mobility and Equal Access- This sub-goal of the State Plan requires additional partnerships with adjacent municipalities, Cumberland County, SJTPO, and State Agencies. A portion of the Township is serviced by NJ Transit- the 553-bus line traverses the Township along Route 49, connecting Bridgeton and Millville. In addition, the Cumberland Area Transit System (CATS) provides transportation services to vulnerable populations. However, the Master Plan lacks additional information related to bicycle/pedestrian infrastructure and priorities.

- State to provide funding to improve public transportation, bicycle networks, and interconnections of the like.

Clean Energy- The Township's Master Plan is consistent with the clean energy subgoal of the Master Plan. The ordinances permit renewable energy facilities in most zoning districts throughout the Township.

- State to provide education and outreach on existing incentives and funding related to clean energy (ie. EV changing 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. The Township is compliant with the State-mandate for lead testing of paint in rentals built prior to 1978.

- 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 Lawrence Township.

Housing

The Township's Master Plan and Implementing Ordinances are consistent with the Housing Goal of the State Development and Redevelopment Plan. The overall housing goal of the Master Plan is to protect the character and quality of life of existing neighborhoods. The Township further seeks to increase housing options and availability while maintaining the rural environs. The Township is participating in the 4th Round of Affordable Housing, and has a Present Need of 35 units, and a Prospective Need of 37 units.

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

Economic Growth

Fairfield Township is 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.

- Any future Economic Development Plan for Lawrence 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 includes numerous goals related to open space, recreation, and scenic resources. The Township has a local Recreation Committee and a Senior Center, which provides services to the local community.

The Township is home to several Wildlife Management Areas, including Dix WMA, Buckshutem WMA, Clarks Pond WMA, Cohansey River WMA, and New Sweden WMA.

In addition, the Nature Conservancy and the New Jersey Natural Lands Trust have preserved open space in the Township.

Historic & Cultural Resources: The Township's Master Plan does not include details related to its historic or cultural resources. However, it should be noted that nearly half (48.9%) of the existing housing stock in the Township was built prior to 1970. While there are historical and cultural resources in the Township, it may not be protected locally under local zoning as a historic district.

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

Revitalization

Fairfield Township's Master Plan is consistent with the State Plan's goal of Revitalization. The Township seeks to concentrate development around Fairton and Gouldtown. The Master Plan also mentions that the application of smart growth principles to achieve balance growth is a priority.

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

Sound and Integrated Planning

Fairfield 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.

- 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 Fairfield is located within several Planning Areas, including PA1: Metropolitan, PA2: Suburban, PA4: Rural, PA4B: Rural Environmentally Sensitive, PA5: Environmentally Sensitive, and State Parks/Open Space.

The PA1 and PA2 are generally located adjacent to the Township's border with City of Bridgeton and along Route 49. PA4 occupies the majority of the Township, with PA4B located within the eastern portion of the Township in the area surrounding Clarks Pond. PA5 are areas located adjacent to the Cohansey River, Clarks Pond, Mill Creek, and other waterways throughout the lower lying Bayshore area.

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 zone residential with existing small-lot development, industrial, and commercial, are recommended to be revised from PA4 Rural to PA3 Fringe. 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 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. Areas classified as PA1: Metropolitan and PA2: Suburban are where there is infrastructure (sewer) and concentrated levels of development, which should be targeted for development and/or redevelopment.

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

Fairfield Township adopted environmental themes as part of its 2012 Comprehensive Master Plan. However, the Township does not have an 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.

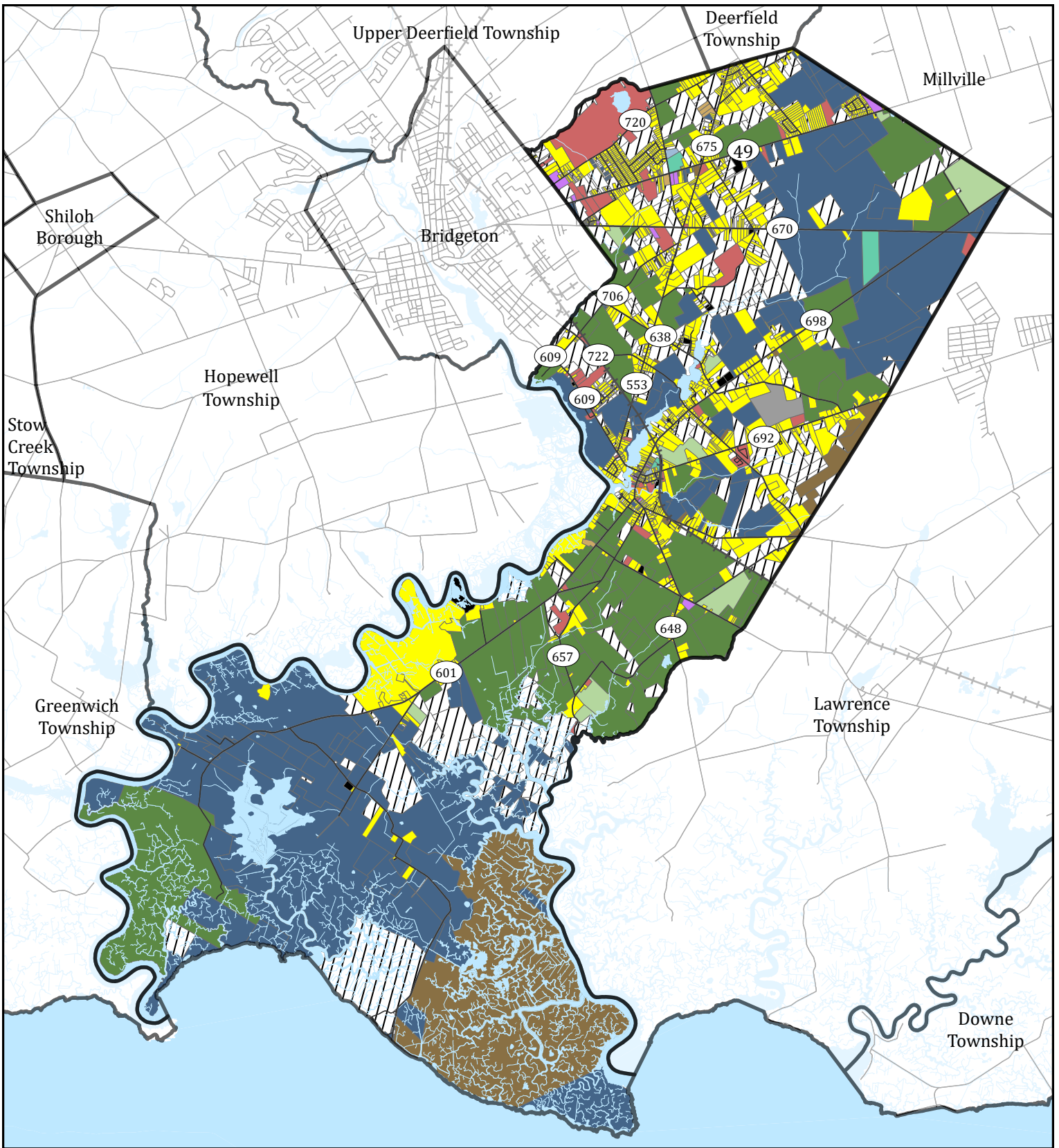
Sustainable Jersey Participation / Environmental Commission

The Township of Fairfield registered to participate in Sustainable Jersey in 2009. Fairfield previously received a grant. The Township has an Active Green Team and has an Environmental Committee, both of which meet a few times a year.

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

- Farmland Preservation and Agricultural Land Protection
 - Goal: Maintain the township's rural character and agricultural economy
 - Priority Actions:
 - Support farmland preservation programs and easements





- Limit suburban sprawl and discourage non-agricultural development in rural/agricultural zones
 - Promoted sustainable farming practices and local food systems
 - Context: Fairfield Township is largely rural and historically agricultural. Protecting this land from fragmentation is a key long-term planning priority.
- Smart Growth and Controlled Development
 - Goal: Guide development to appropriate areas while preserved open space
 - Priority Actions:
 - Concentrate new residential, commercial, or mixed-use development in designated growth areas (like near Route 49 or existing developed nodes)
 - Align with New Jersey's State Development and Redevelopment Plan (SDRP) and County Master Plan
 - Context: This reduces environmental impacts, minimizes traffic issues, and preserved community character.
- Environmental Resource Protection and Resiliency
 - Goal: Conserve wetlands, waterways, sensitive habitats, especially in coastal and flood-prone areas.
 - Priority Actions:
 - Enforce buffer zones along streams and wetlands
 - Plan for stormwater management and climate resiliency, including floodplain management.
 - Protect ecosystems tied to the Cohansey River and Delaware Bay watershed.
- Context: Fairfield is located near ecologically sensitive areas, and resiliency is essential due to increased coastal and inland flooding risks.













Existing Land Use

Township of Fairfield, Cumberland County

Existing Land Use (2025)

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

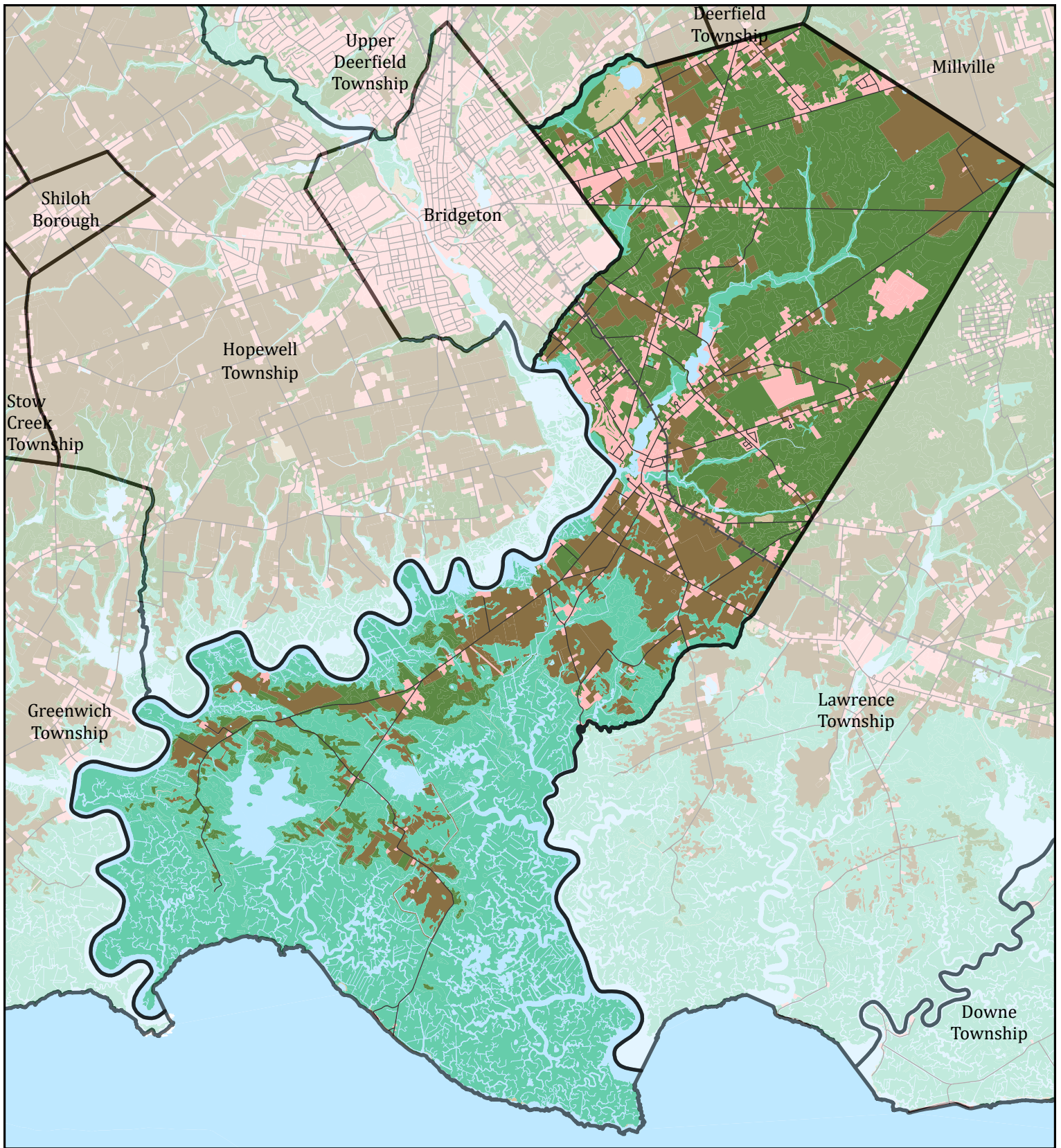
-  Commercial
-  Industrial
-  Apartment
-  Railroad
-  Public School
-  Private School
-  Public Property

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



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



2020 Land Use Land Cover

Township of Fairfield, Cumberland County

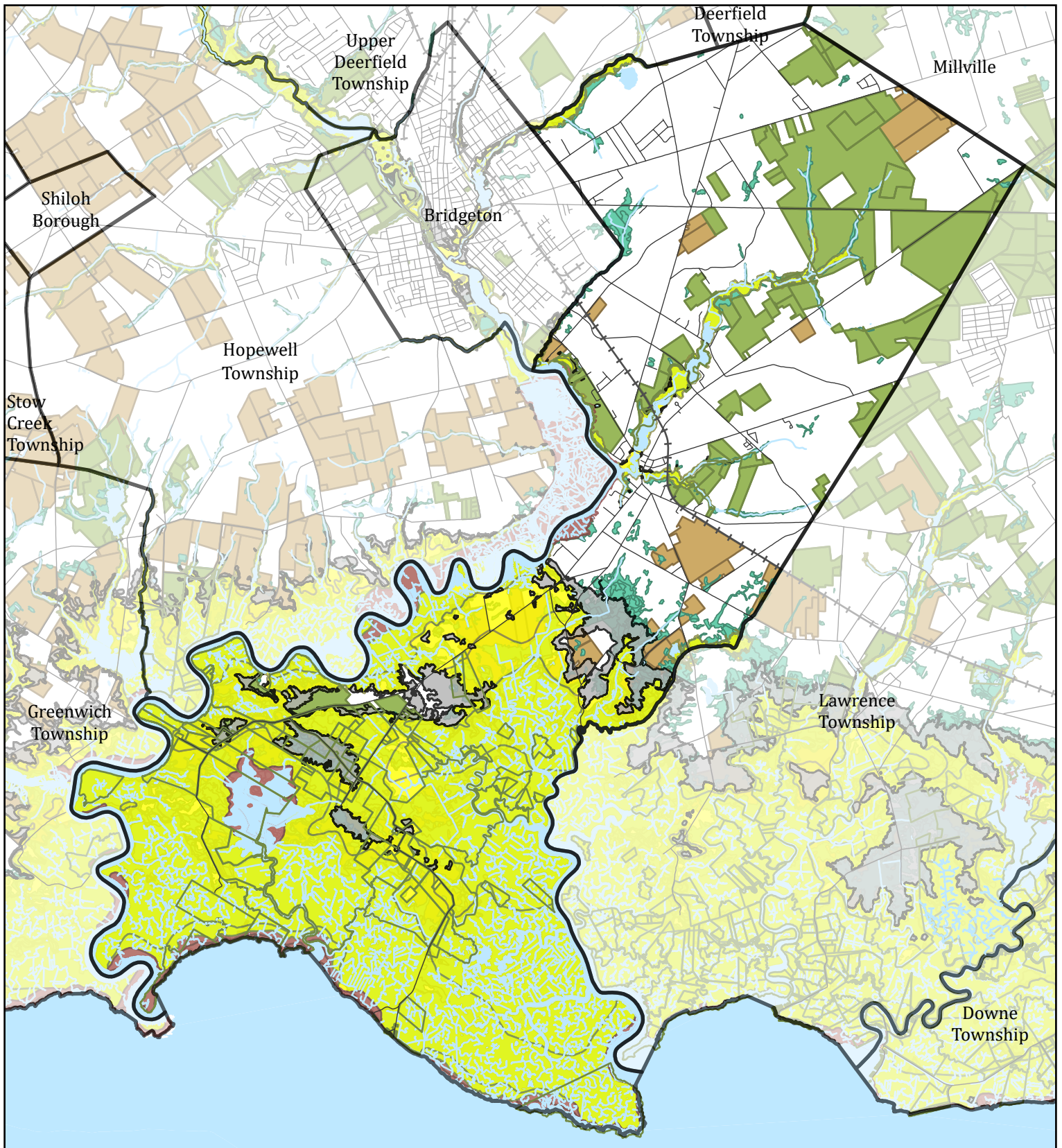
Land Use Land Cover (2020)

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



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





Environmental Features

Township of Fairfield, 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

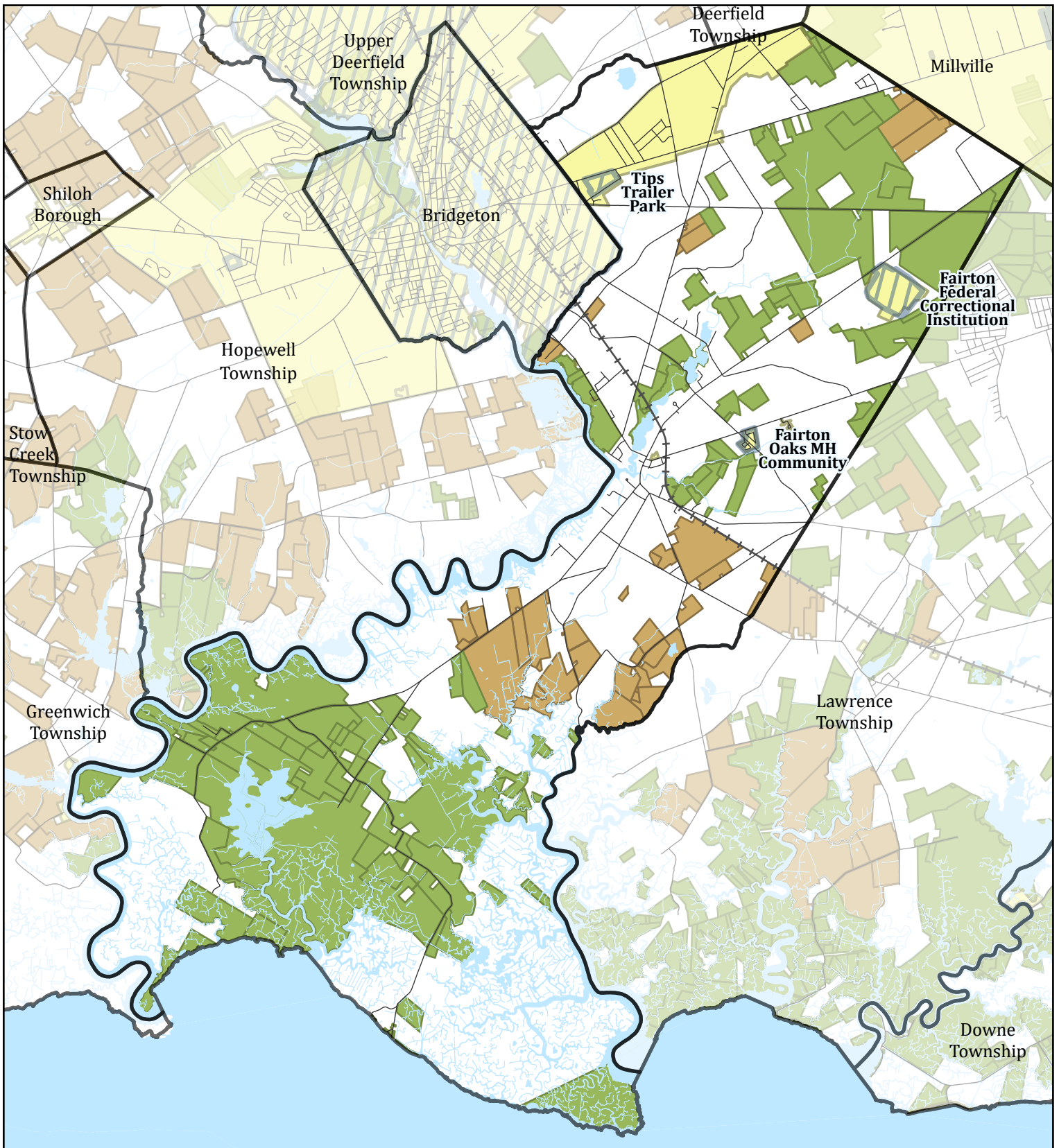
 Preserved Open Space

 Wetlands







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Source: Cumberland County GIS,
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Utilities

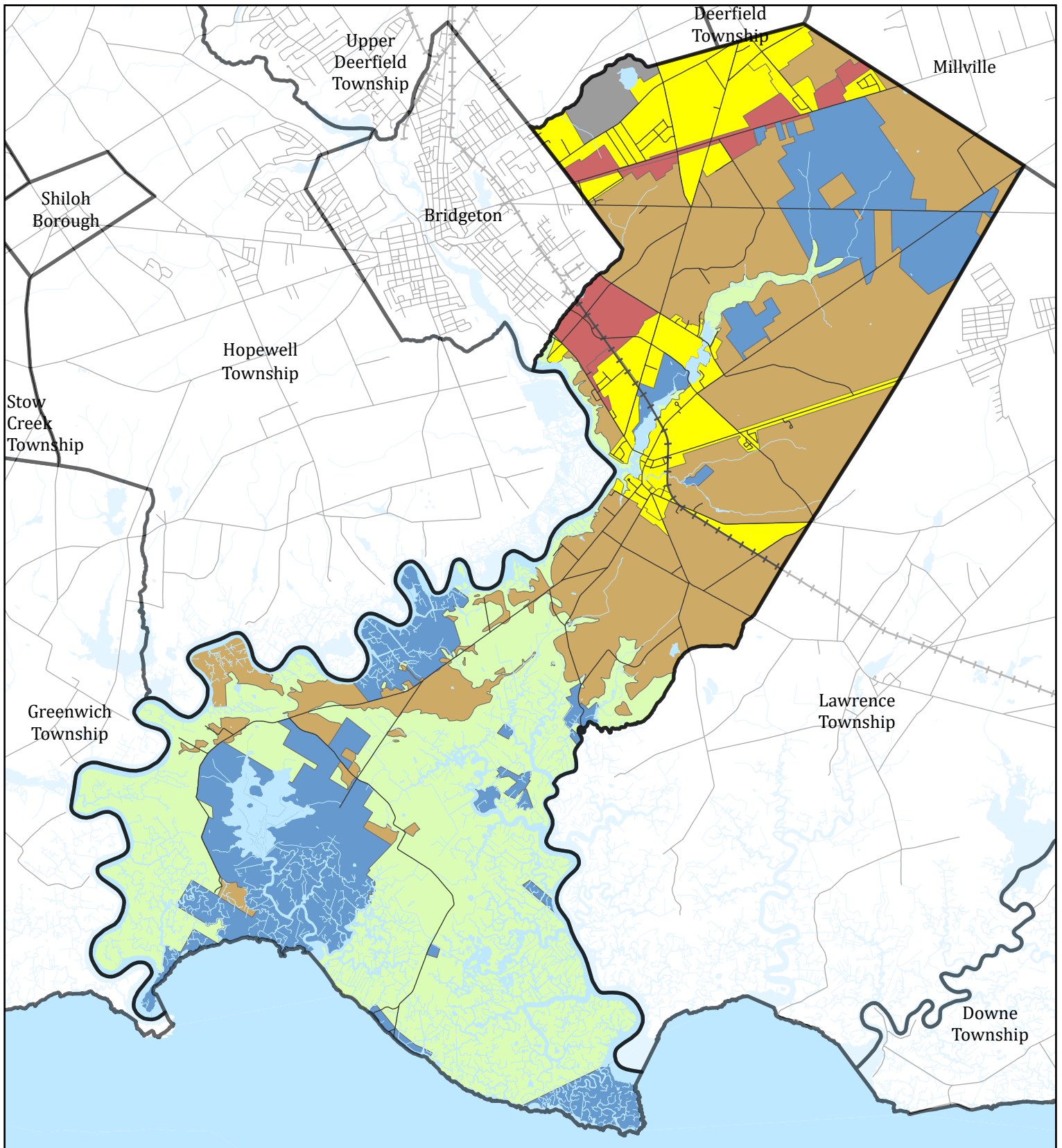
Township of Fairfield, Cumberland County

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



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May 2025



Zoning

Township of Fairfield, Cumberland County

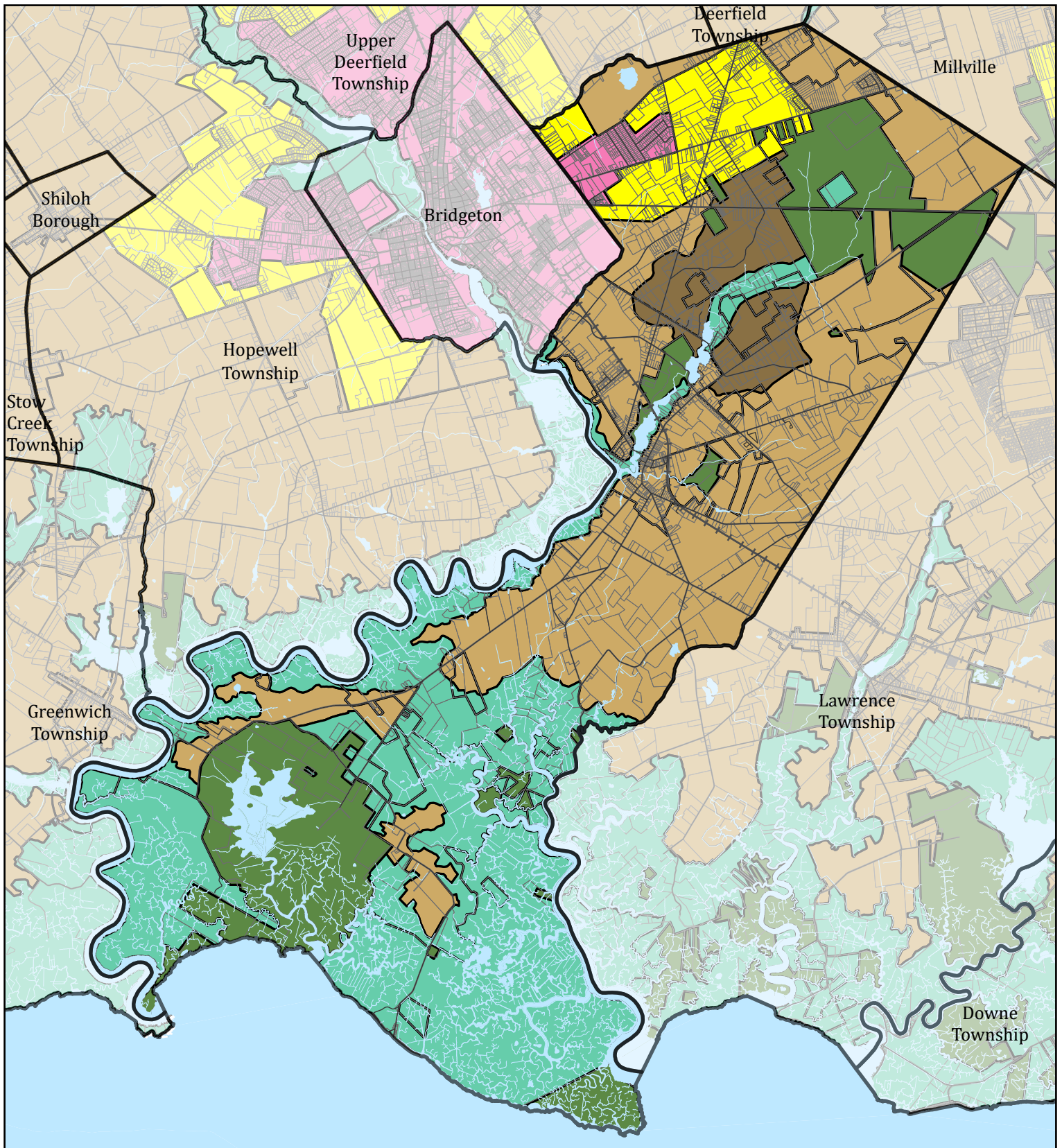


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May 2025

Zoning Districts

- Agriculture
- Commercial
- Floodplain
- Industrial
- Public
- Residential



State Planning Areas

Township of Fairfield, Cumberland County

State Planning Areas

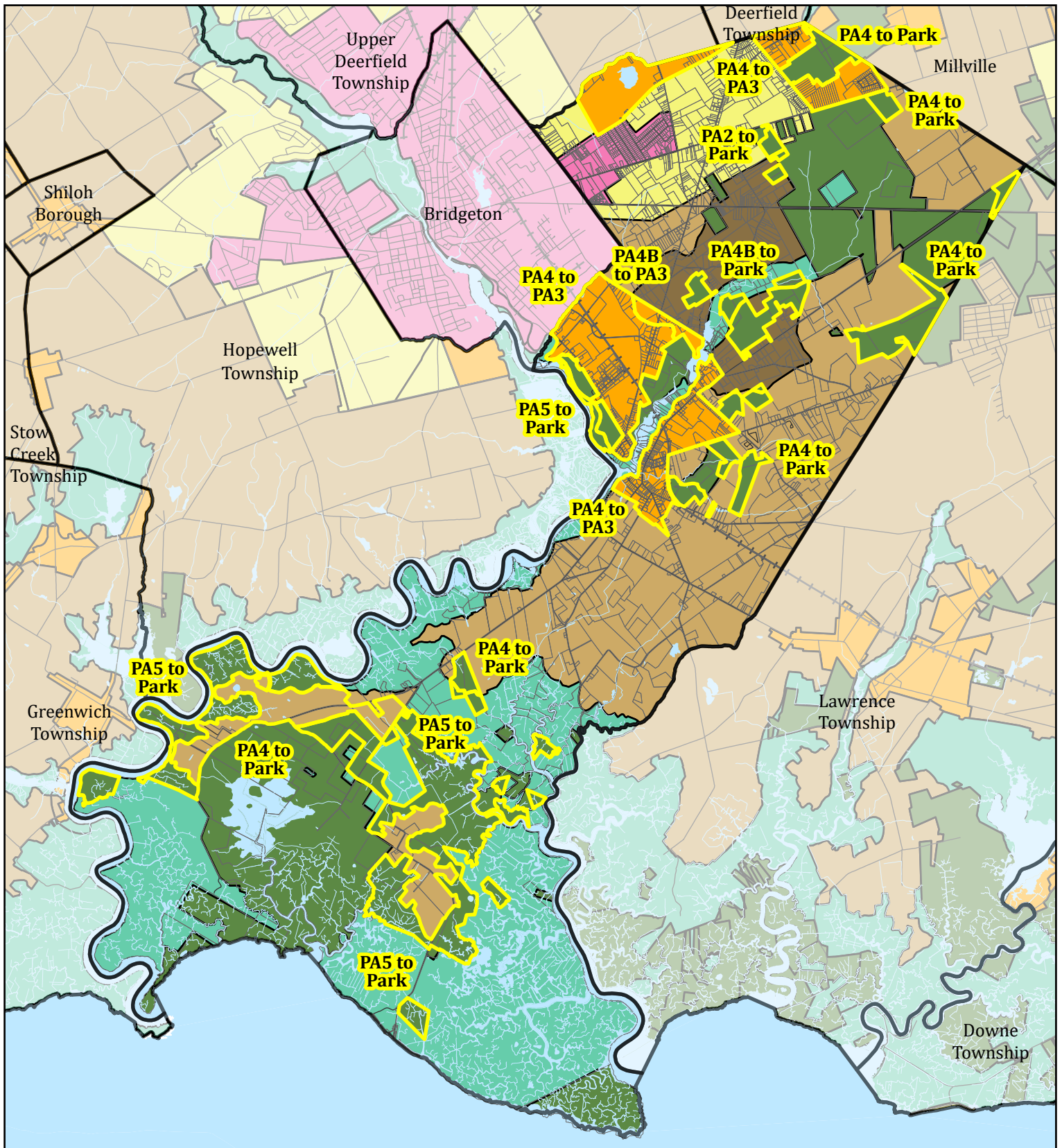
- PA1: Metropolitan
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- PA3: Fringe
- PA4: Rural

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



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May 2025



Assessment and Inconsistency

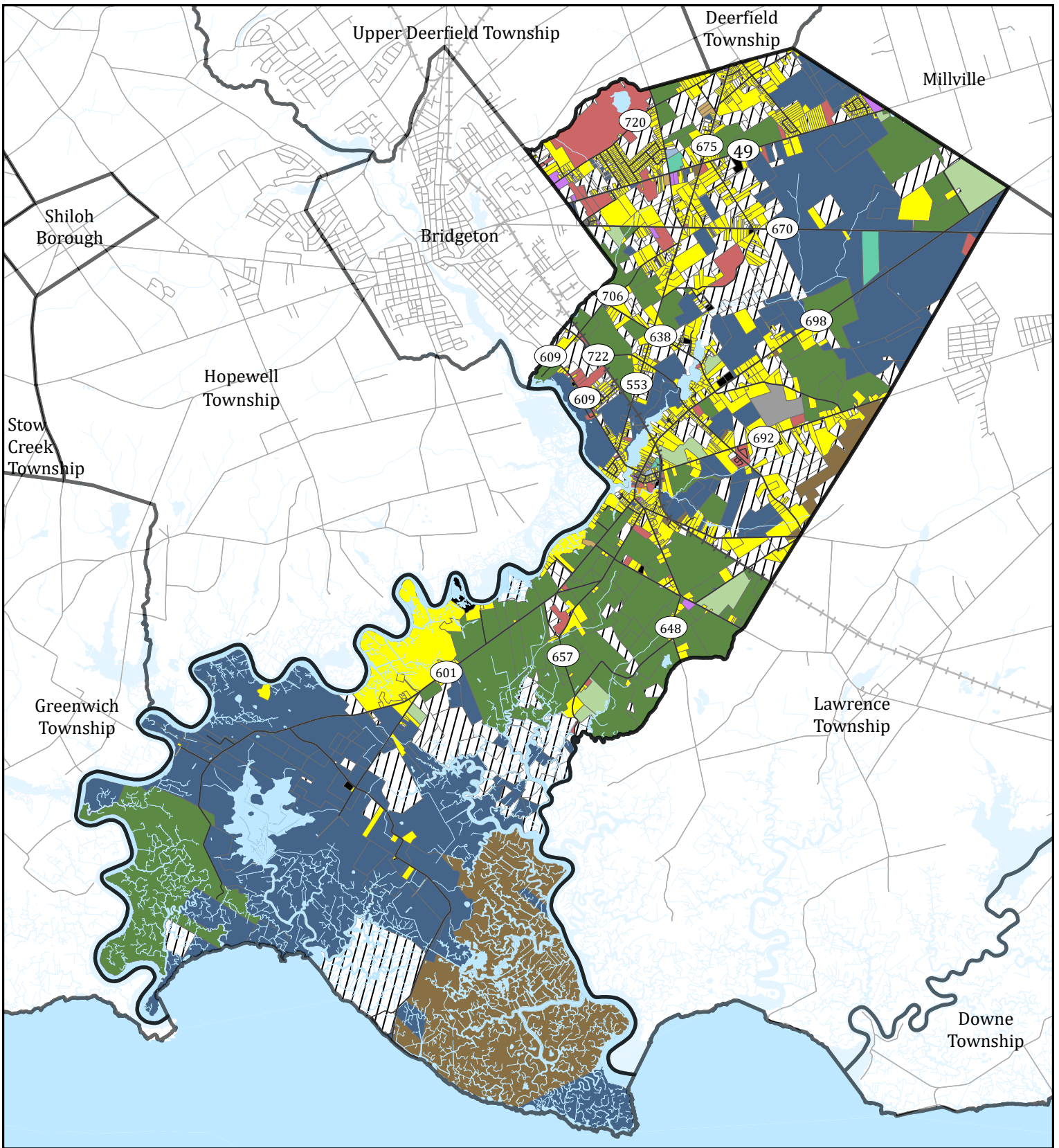
Township of Fairfield, Cumberland County

- Planning Area Changes
- Revised Planning Area
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



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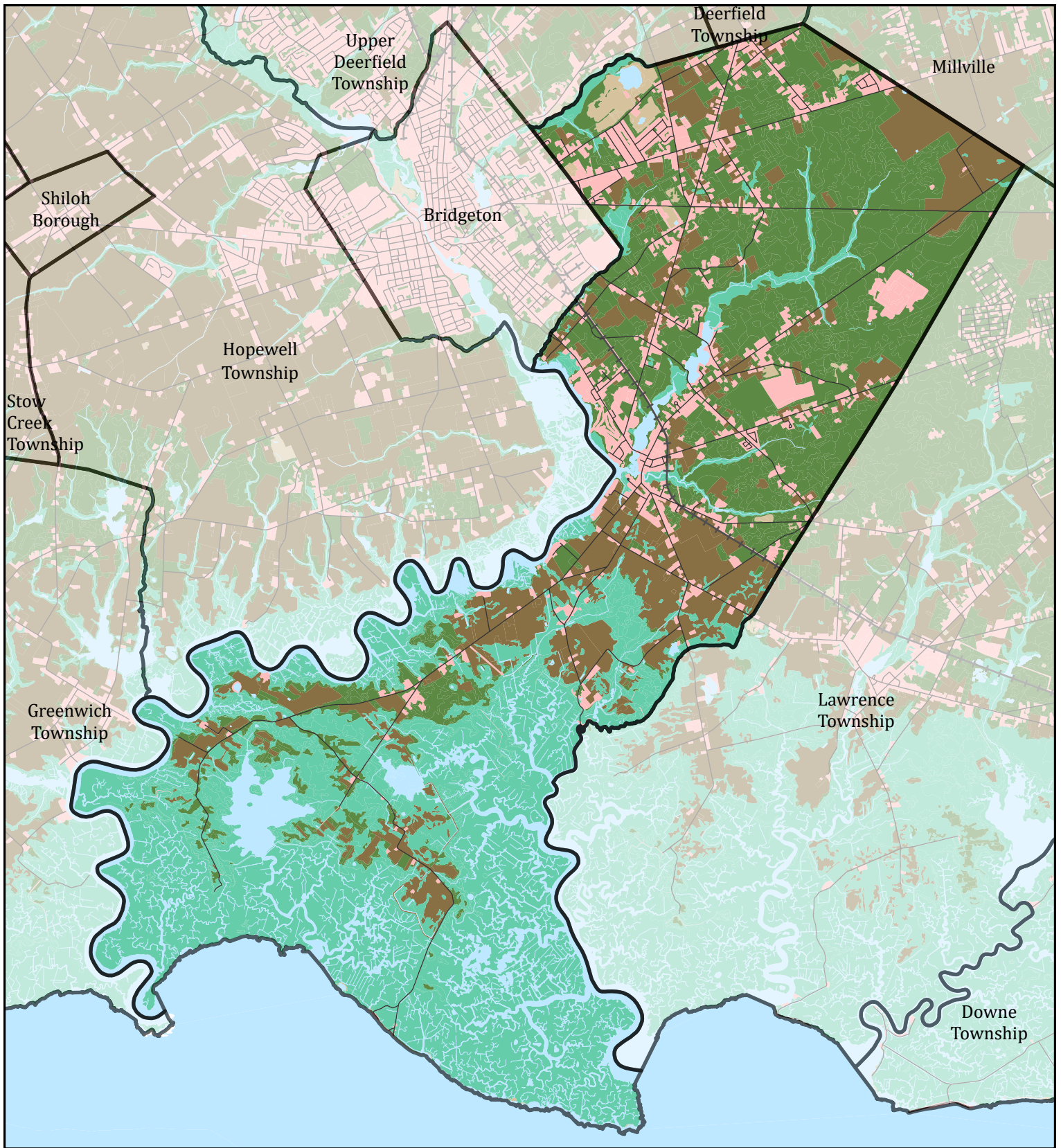
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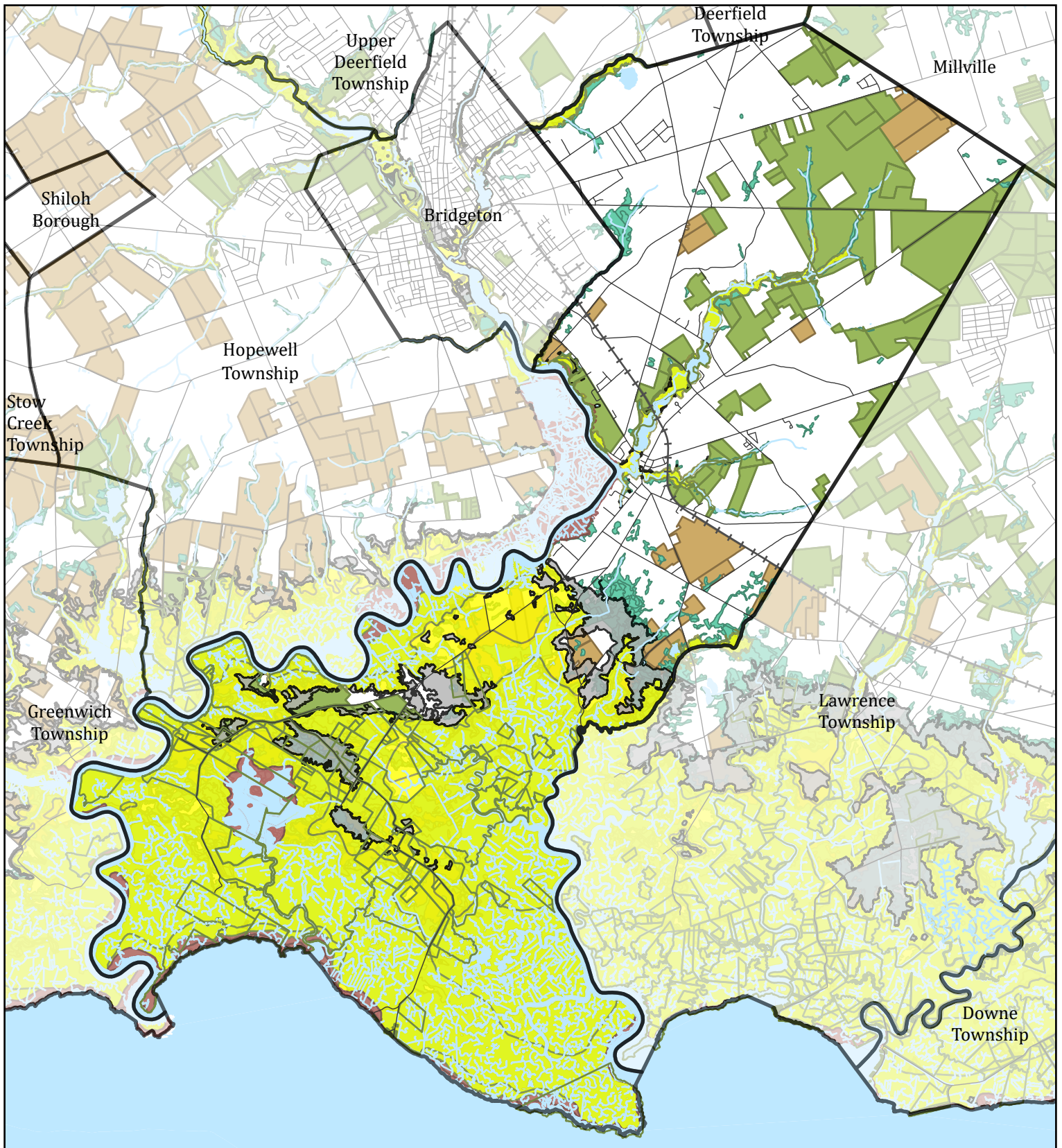
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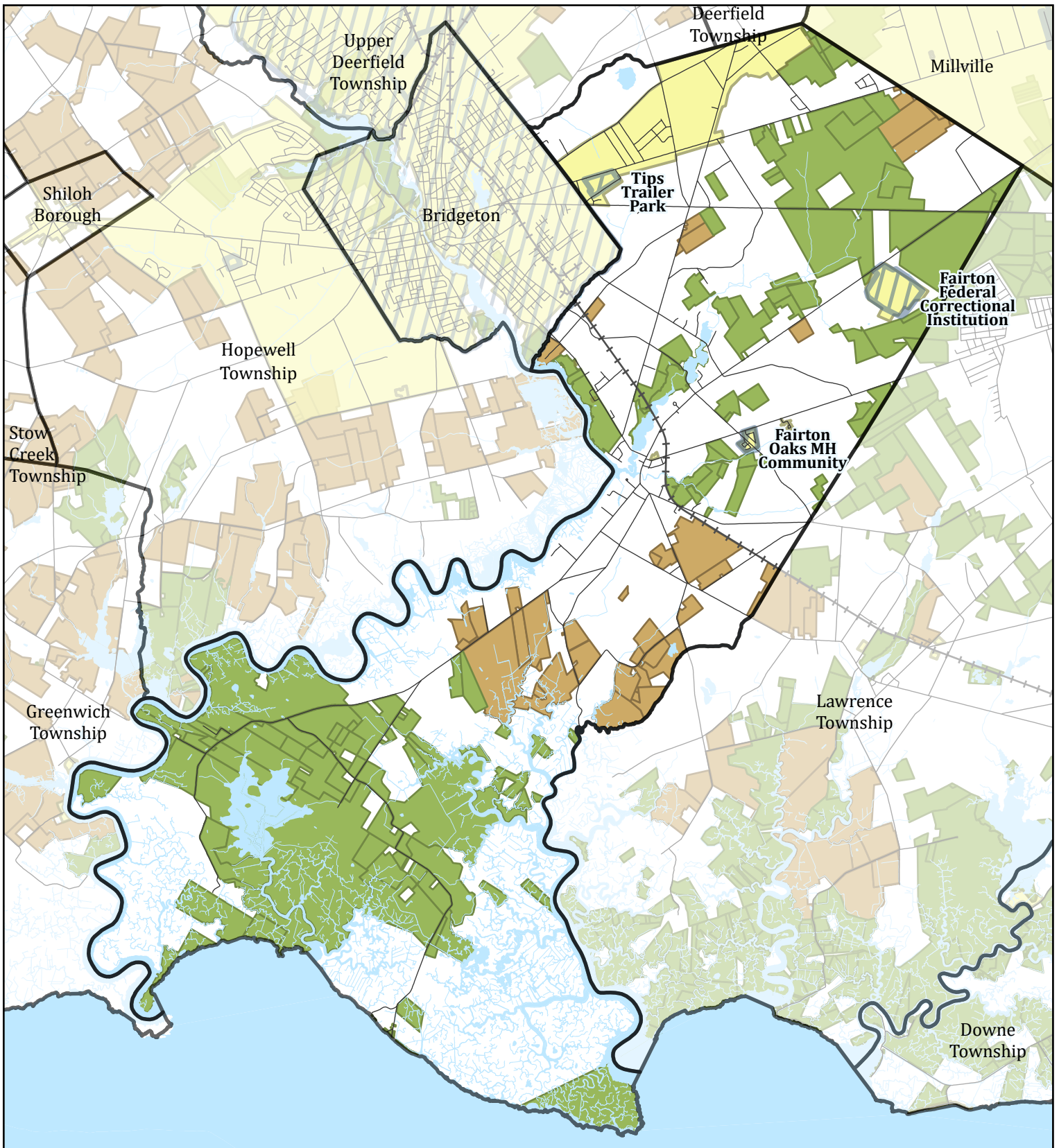
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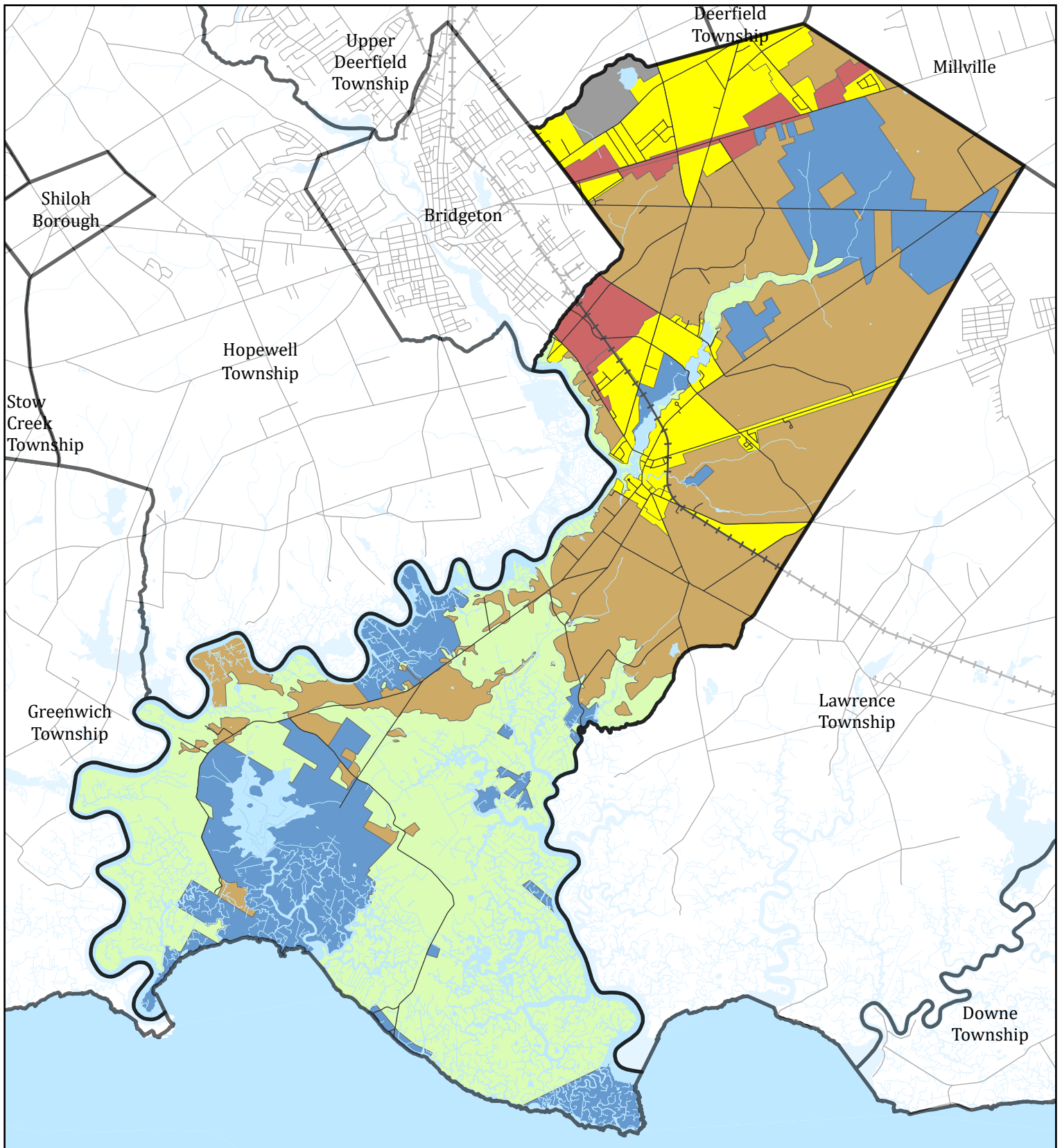
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May 2025



Zoning

Township of Fairfield, Cumberland County

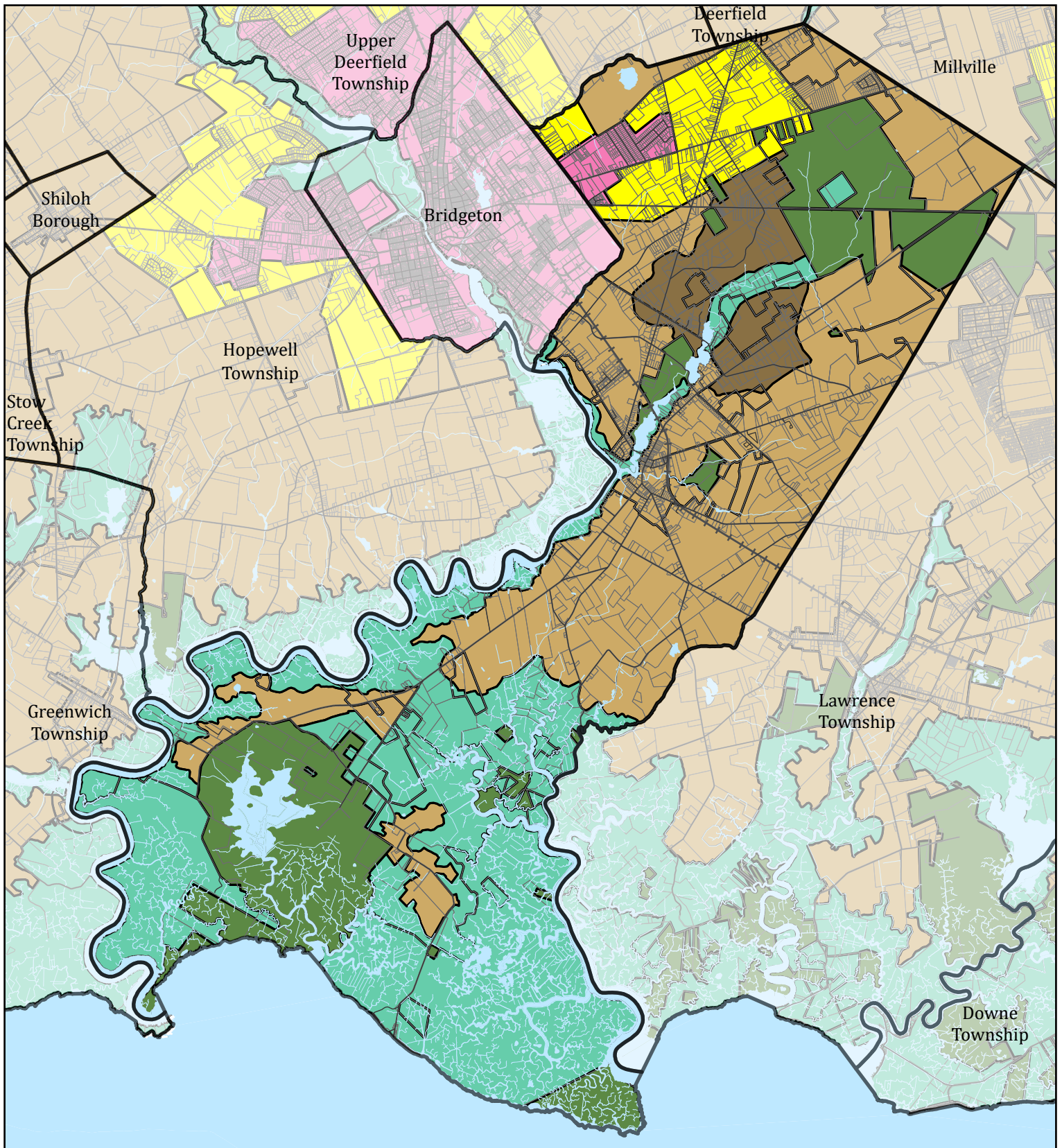


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Zoning Districts

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- Floodplain
- Industrial
- Public
- Residential



State Planning Areas

Township of Fairfield, Cumberland County

State Planning Areas

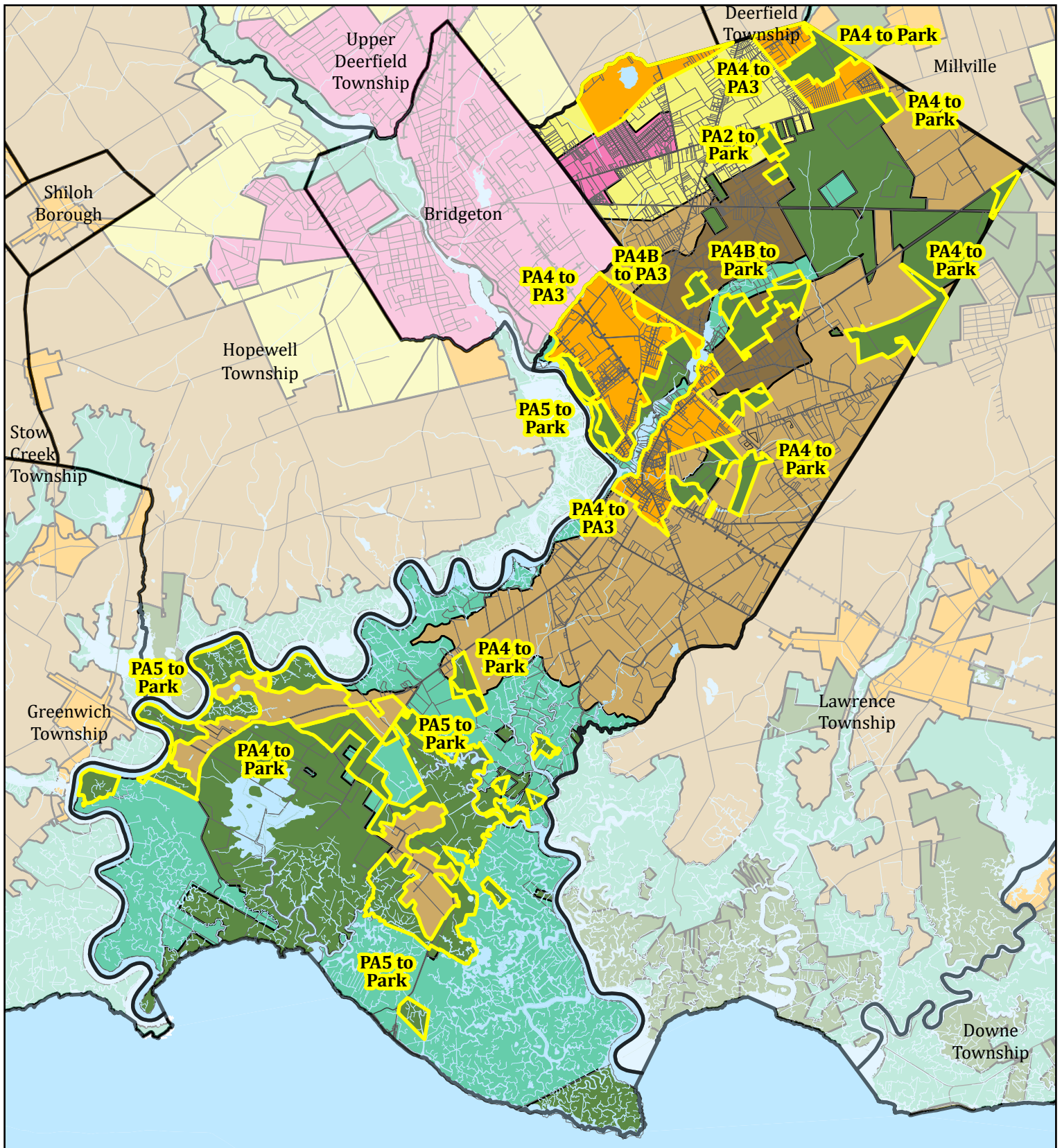
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