

Cross Acceptance Response Template

Prepared for the

Township of Greenwich

Prepared by

Cumberland County

Department of Planning, Tourism & Community Affairs

In coordination with

Township of Greenwich

This document was presented to the Township of Greenwich Planning Board on May 5, 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 December 1995

- Introduction
- Master Plan Goals
- Regional and Geographic Setting
- History
- Natural Setting
- Land Use, Transportation, Economic Activities
- Population, Employment and Housing
- Future Land Use Plan
- Historic Preservation
- Bayside Tract
- Farmland Preservation
- Housing Element
- Relationship to Other Plans

Master Plan Reexamination Report, 2004

Master Plan Reexamination Report, 2010

Redevelopment Plans: None

Environmental Resource Inventory, 2008

Zoning Map, adopted July 2003

Zoning Ordinance, adopted January 1979

Historic Conservation District Ordinance, November 2014

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 should be revised to address equity in its local planning policies, specifically as it relates to community services and housing.

Climate Change

Greenwich's Master Plan is somewhat aligned with the 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's 2010 Master Plan Reexamination Report recommends that the Township participate in the Sustainable Jersey program. Further, the Township should seek to revise its ordinances to permit electric vehicle charging stations as required by the Statewide Electric Vehicle Law (P.L. 2021, c. 171). DCA, in coordination with NJDEP and BPU, prepared a Model Municipal EV Ordinance¹.

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

It should be noted that the Township falls within CAFRA jurisdiction, and as such, a large portion of the lower lying areas of the Township is zoned Agricultural Conservation.

Natural and Water Resources

The Township's Master Plan and local policies are somewhat 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 Greenwich's coastline along the Delaware Bay is owned by PSEG.

Agricultural Lands- Greenwich Township participates with the county's Farmland Preservation Program, having preserved over 2,300 acres of farmland in Greenwich alone. This is further supported by the Township's Zoning, having two zoning districts that support agriculture: the Agricultural Conservation Zone and Residential Agriculture Zone.

Air quality- Considering the amount of forested areas and preserved acreage, Greenwich Township captures far more carbon than it produces. The Township is not aware of any air quality issues.

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

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

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

Water quality- The Township updated its Stormwater Management Ordinance in 2021. The Township's Environmental Resource Inventory notes that watersheds and their corresponding aquifers supplying local/individual wells are facing a deficit and are threatened by saltwater intrusion. Further, there are issues with the existing dikes that are in a state of disrepair.

- State to provide support to municipalities. Partnership with water companies to extend water lines into Greenwich.
- State to provide assistance to restore the existing dike system that protects the community.

Pollution and Environmental Clean Up

The Township's Master Plan and Zoning Ordinance is somewhat inconsistent 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. However there are marinas that may be classified as brownfields.

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

Waste Management & Recycling- The Township's Master Plan lacks information related to waste management and recycling, noting only that the Township utilizes The Authority for waste management and recycling. The current Transfer Facility is shared with Hopewell and located within Hopewell Township.

Public Facilities/Infrastructure

The Township's Master Plan and implementing ordinances generally lacks goals and objectives related to Public Facilities and Infrastructure.

Infrastructure Investment Priorities- The Township's Master Plan includes limited discussion on infrastructure. However, given that the entirety of Greenwich relies upon private/individual well and septic systems, development and growth has been limited. The 2010 Master Plan Reexamination notes that there have been no new roads in Greenwich since the year 2000. Fralinger Engineering conducted a sewer service study for the existing village.

Mobility and Equal Access- This sub-goal of the State Plan requires additional partnerships with adjacent municipalities, Cumberland County, SJTPO, and State Agencies. Given the rural nature of Greenwich Township, Mobility and Equal Access is not a priority for the Township.

Clean Energy- The Township's Master Plan does not include specific goals or objectives related to clean energy, although the Township adopted an ordinance permitting renewable energy systems in the historic district/zone.

- 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. The Township utilizes shared services with the Cumberland County Board of Health for services.

- 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 Greenwich Township.

Housing

The Township's Master Plan and Implementing Ordinances are inconsistent 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.

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

Further, Greenwich Township has not participated in Round 3 or the ongoing Round 4 for Affordable Housing.

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

Economic Growth

Greenwich Township is somewhat inconsistent 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 towards funding opportunities that are available at the State level. It is difficult for a municipality, such as Greenwich, to attract economic development when the municipality lacks the infrastructure to provide residential and commercial stability.

- Any future Economic Development Plan for Greenwich Township should include an assessment that targets economic sectors with the greatest growth potential and public benefit.
- The State to provide assistance related to marina planning and transitioning for other water dependent uses.
- State to provide flexibility for water dependent uses.
- 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 has a goal related to expanding recreational opportunities and having conservation efforts to protect open spaces.

Historic & Cultural Resources: The historic character of the Township is protected in several facets, including a National Historic District Designation, Historic Preservation Master Plan Element, and a Historic Preservation Ordinance.

Revitalization

Greenwich's Master Plan is somewhat inconsistent with the State Plan's goal of Revitalization, primarily because the Master Plan does include a discussion regarding the concentration of development or encouraging center-like qualities. However, Greenwich has not been subject to immense development pressure in recent years. The majority of the development in Greenwich is historic in nature, with nearly 40% of all housing units built prior to 1939, and

nearly 75% of housing units built prior to 1980. The existing patterns of development are historic in nature, located in the Township's historic villages and hamlets, such as along Ye Greate Street and Othello.

Sound and Integrated Planning

Greenwich 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.

However, the Township faces a predicament- there is limited available infrastructure (ie. public water and sewer) to attract and support development opportunities in the existing residential and commercial zoning districts.

While the Township is supportive of preserving open space and farmland while steering development away from its agricultural landscape, it is difficult to attract compatible commercial opportunities given the limited resources and infrastructure available in the Township.

Planning Area Assessment

How do Planning Areas suit current and future needs

The Township of Greenwich is located in PA 4: Rural and PA 5: Environmentally Sensitive Planning Areas. The majority of Greenwich Township is appropriately categorized as PA4: Rural and PA5: Environmentally Sensitive, given the agronomic industry in the County. The PA4 encompasses the majority of the Township's upland areas that are zoned Residential Agriculture, with PA5 occupying the lower lying Bayshore area of the Township and the area along the Cohansey River, which is zoned Agricultural Conservation. The Cohansey River is classified by NJDEP as s FW2-NT/SE1 waterway (Freshwater 2- Non-trout/Saline Estuary 1).

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 and Commercial with existing small-lot development are recommended to be revised from PA4 Rural to PA3 Fringe.

SECTION 2: AGREEMENTS AND DISAGREEMENTS WITH THE PRELIMINARY STATE PLAN

Issues/Recommendations to Meet Local Needs

- Funding and Support

Changes to be Implemented Locally to Align with Draft Plan

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

Comments/Recommendations for State Agency Implementation

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

Areas Identified 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 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

Greenwich Township does not have an Open Space and Recreation Plan, but completed an Environmental Resource Inventory in 2008.

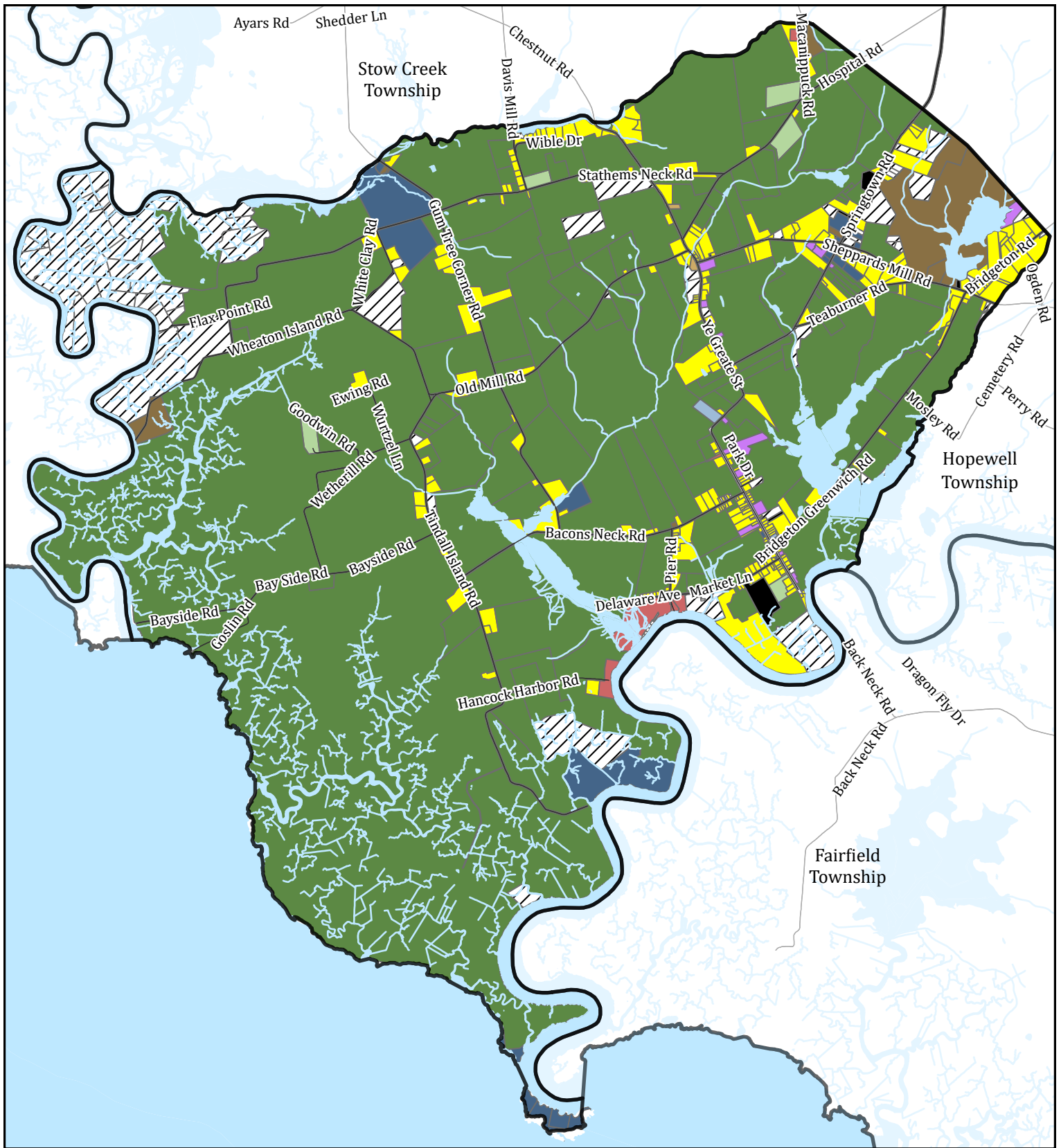
Cumberland County has an Open Space Trust Fund that can be used for the acquisition of fee-simple open space and development easements in accordance with farmland preservation rules and regulations.

Sustainable Jersey Participation / Environmental Commission

The Township of Greenwich had participated in Sustainable Jersey, but that Committee has not been active for several years.

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





- The Township's main priority is to received sewer and water for the developed areas of the Township.
- The Township strives to balance its land uses, noting that there are limited opportunities for new development given the existing constraints, due to environmental factors and a lack of infrastructure.
- The Township seeks support for its ample preserved open space acreage with active and usable recreational opportunities, such as trail development.







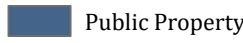
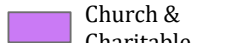

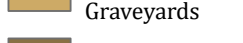
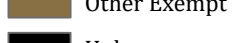


Existing Land Use

Township of Greenwich, Cumberland County

Existing Land Use (2025)

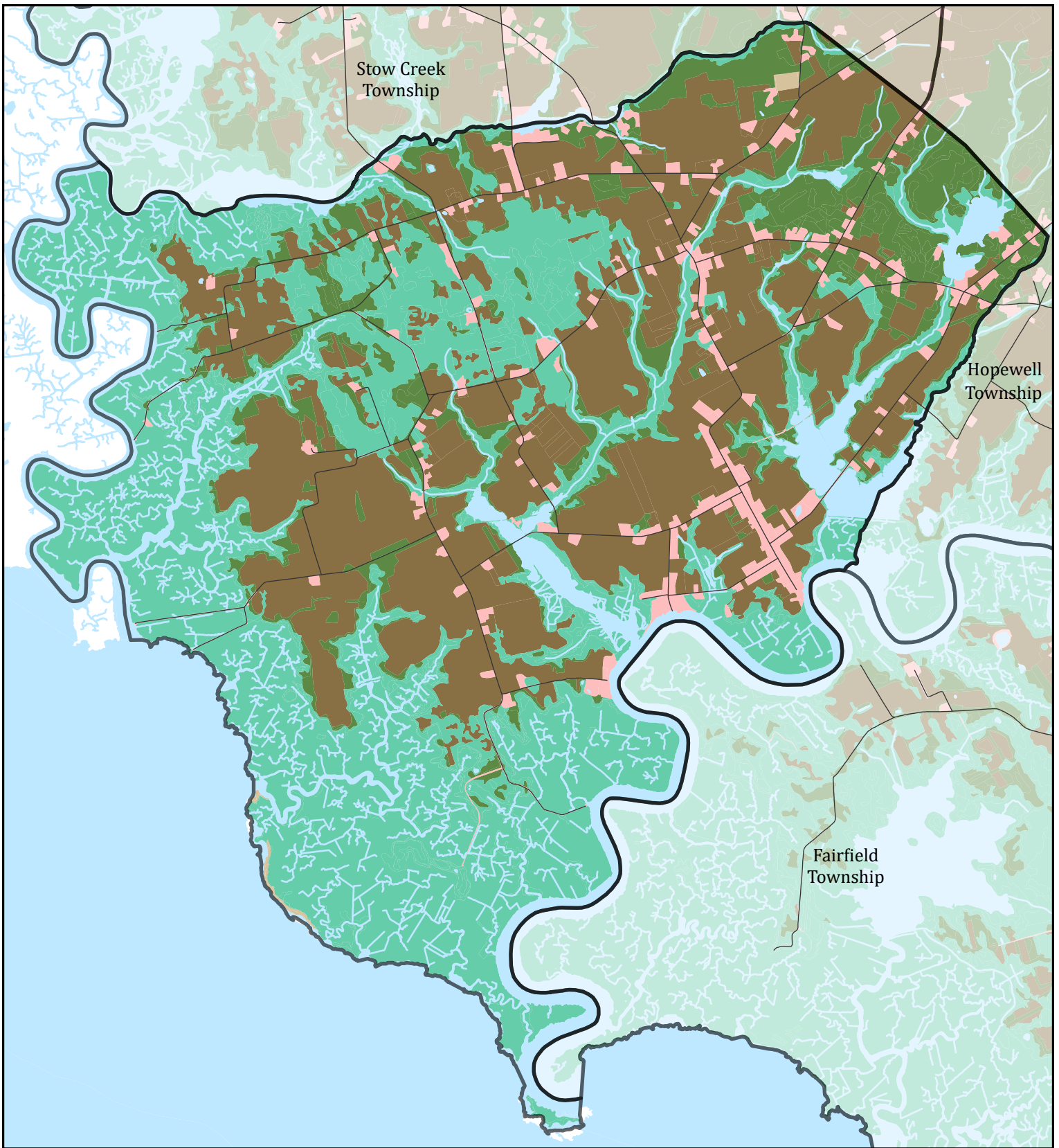
-  Vacant
-  Residential
-  Farmland (Regular)
-  Farmland (Qualified)

-  Commercial
-  Industrial
-  Apartment
-  Railroad
-  Public School
-  Private School
-  Public Property
-  Church & Charitable
-  Cemeteries & Graveyards
-  Other Exempt
-  Unknown



0 2,500 5,000 Feet

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



2020 Land Use Land Cover

Township of Greenwich, Cumberland County

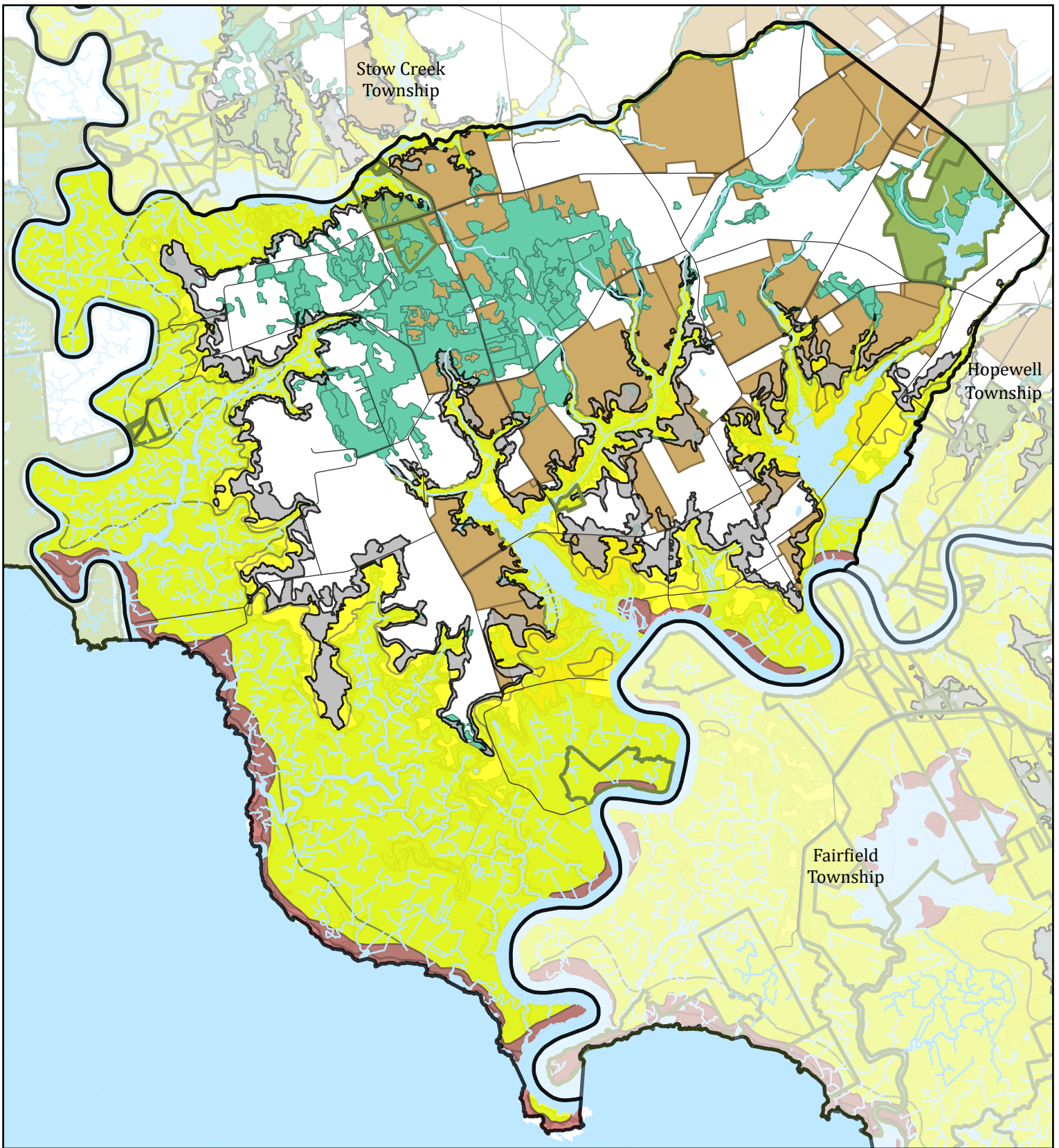
Land Use Land Cover (2020)

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



0 2,500 5,000 Feet





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



Environmental Features

Township of Greenwich, Cumberland County

FEMA Floodplains

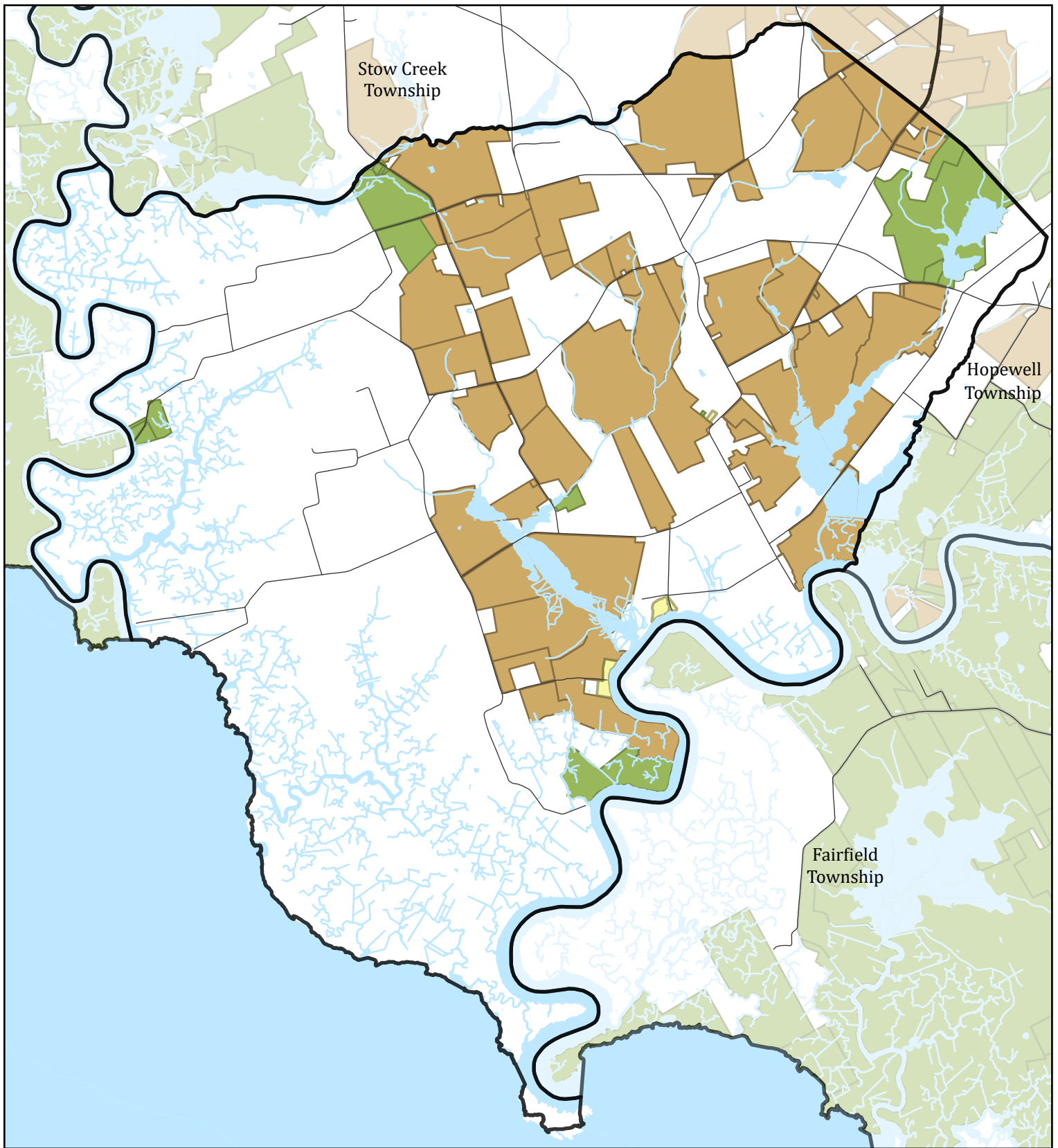
-  Zone A, AE, AO: 100-Year Floodplain
-  Zone VE: 100-Year Floodplain with Wave Action
-  0.2% Chance Annual Floodplain (500-Year Flood)
-  Floodway

-  Preserved Farmland
-  Preserved Open Space
-  Wetlands







0 2,500 5,000 Feet

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



Utilities

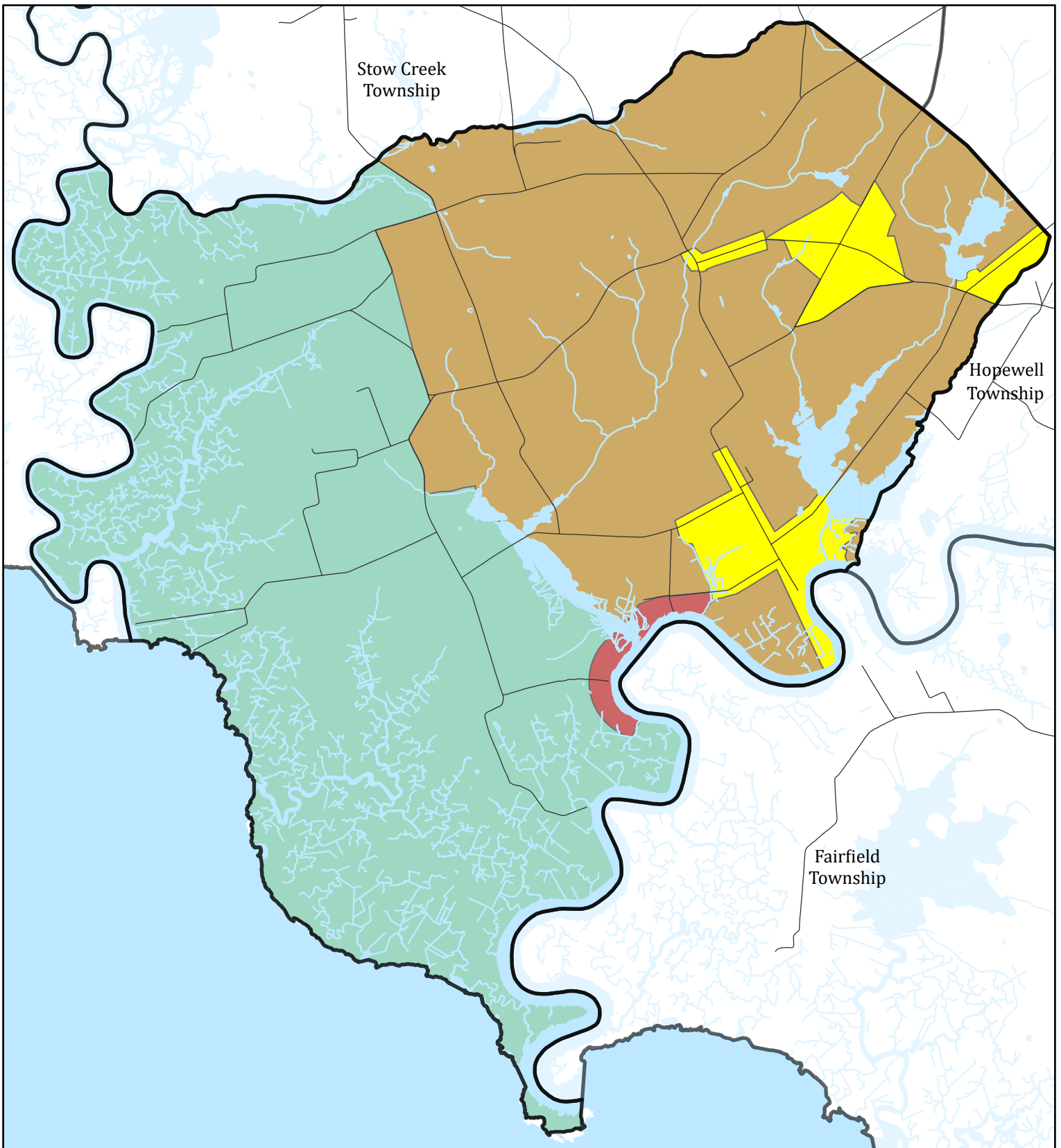
Township of Greenwich, Cumberland County

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



0 2,500 5,000 Feet

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



Zoning

Township of Greenwich, Cumberland County

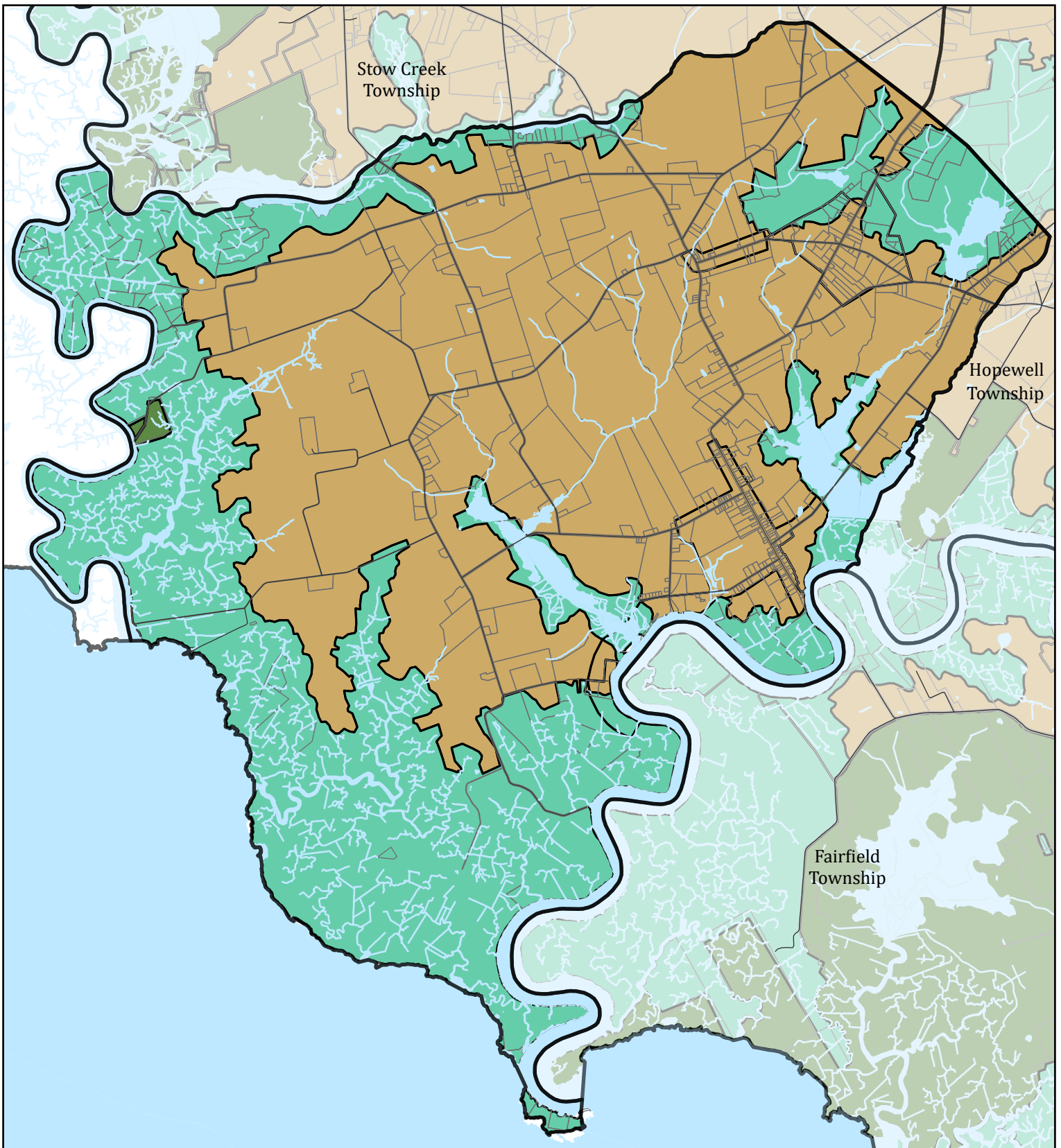
Zoning Districts

- Agriculture
- Commercial
- Residential
- Conservation



0 2,500 5,000 Feet

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



State Planning Areas

Township of Greenwich, Cumberland County

State Planning Areas

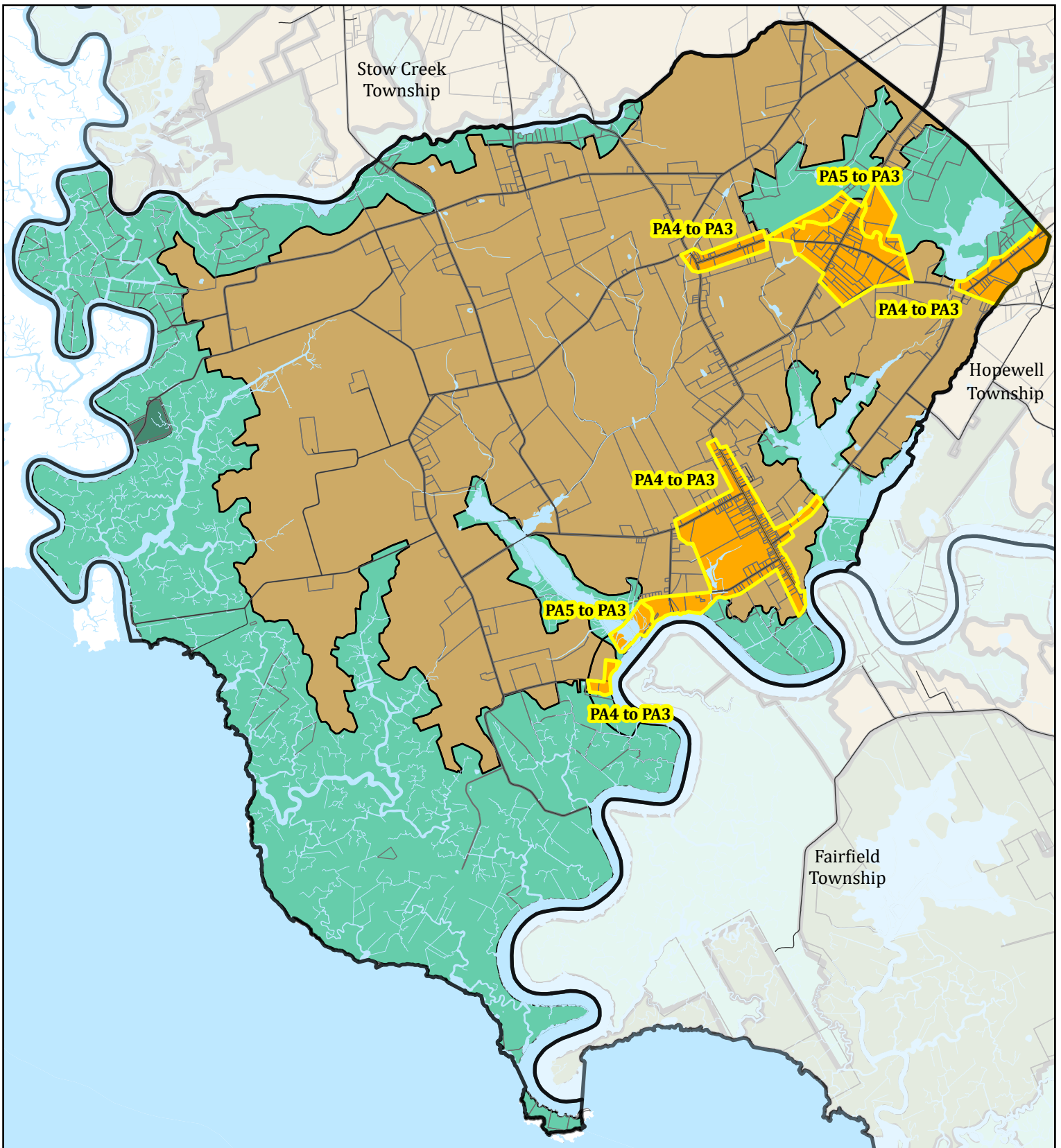
- PA1: Metropolitan
- PA2: Suburban
- PA3: Fringe
- PA4: Rural

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



0 2,500 5,000 Feet

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



Assessment and Inconsistency

Township of Greenwich, Cumberland County




0 2,500 5,000 Feet

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

 Planning Area Changes

Revised Planning Areas

 PA 3: Fringe

 PA 4: Rural

 PA 5: Environ. Sens.

 State Park

GREENWICH

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 mention of equity
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	Member of the Sustainable Jersey program.	The Township had previously committed to the Sustainable Jersey program. This Committee is not currently active.
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)	Land is subject to CAFRA protections. Coastal land is also within the agricultural conservation zone.	Coastal lands protected by CAFRA and the agricultural conservation zone. Greenwich participates in the County's Farmland Preservation Program.
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	Goal to protect the environment and natural resource base State that ecologically sensitive areas should be kept in their natural state or undergo only limited development. Completed an environmental resources inventory with DVRPC and use it to prioritize future conservation efforts.. Township reestablished Environmental Commission.	Environmental resources inventory has been completed to lead natural lands conservation efforts and the Environmental Commission has been reestablished.

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>Goal to maintain agriculture as a mainstay of the community. Have a right to farm ordinance. Also are participating in a county-level Farmland Preservation Program and have an agricultural conservation zone in place. So far over 2,000 ac have been permanently preserved.</p> <p>State that development should be encouraged on agriculturally marginal soils and that the conversion of agriculturally productive lands into nonagricultural uses is discouraged.</p>	<p>Large swaths of land preserved for agriculture via zoning. Also ordinances and participation in county preservation program that further protect farming activity.</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>		
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>Recent stormwater ordinance and management plan</p> <p>Greenwich is served by septic systems. They are working with the County to cooperate with the county WWMP.</p> <p>Note issues with saline intrusion and flooding due to damage that has happened to the dike system, which floods both agricultural lands that the county has invested into and has damaged historic properties.</p>	<p>Greenwich has passed recent stormwater ordinance and has a stormwater management plan in place. They also work with the county to follow the county-level stormwater management plan. Issues remain with damaged dikes and the resulting risks and harms that come from them continually being in disrepair. No apparent plans in place to address this issue.</p>

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
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>		No mention of brownfields although this might not be applicable for a town with a rural character. There are marinas in the Township that may be classified as brownfields.
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>	Participate in the county's recycling program.	There is participation in county-level recycling utilizing The Authority. No mention of municipal level initiatives.
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>	No new roads have been constructed since 2000.	<p>No discussion of infrastructure needs.</p> <p>Fralinger Engineering conducted a sewer service study of the existing village.</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>		No discussion of mobility although this likely isn't relevant outside of concentrated residential areas.

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>	<p>Township has expressed interest in constructing energy efficient homes, offices, and public buildings.</p>	<p>Township has expressed interest in clean energy initiatives but these have not been incorporated into plans.</p> <p>The Township's historic district permits renewable energy systems.</p>
Public Health	<p>Lead abatement in older homes and drinking water infrastructure</p> <p>Improving obesity outcomes through a physical planning framework that encourages active living choices, programs that address food deserts, and public education on health & wellness</p> <p>Relocating air polluting facilities to more suitable locations, and / or mothballing them</p>		<p>No mention of public health programming.</p> <p>The Township utilizes Cumberland County Health Department.</p>
HOUSING GOAL			
Housing	<p>Municipal master plans and development regulations should provide a reasonable balance between residential and other land uses, to achieve sensible ratios between housing and jobs, housing and retail, housing and open space, and housing and other uses; different housing types, to address the full range of housing needs and preferences (different age groups, income levels, mobility options, and lifestyles); and housing costs, with an emphasis on quality affordable housing, housing tenures, and residential arrangements.</p> <p>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>Goal to allow for housing opportunities that are in keeping with the existing community character.</p> <p>Little additional housing has been built since 2000. Most residences are pre-WW II. Greenwich must supply 20 affordable housing units for the third round. They have yet to do so.</p> <p>In the 2010 Reexamination Report, the recommendations was made for the development of Accessory Dwelling Units (ADUs) within the Township to help address housing affordability. This recommendation has not been advanced.</p>	<p>Little housing has been constructed in the area recently. Despite the old housing stock, there are no programs in place to assist with rehabilitation. No discussion of guiding housing development to be more center-like. Greenwich is non-compliant with the current round of affordable housing.</p>
ECONOMIC GROWTH GOAL			
Economic Development	<p>Identify and target those economic sectors with the greatest growth potential and public benefit</p> <p>Provide skills training, leadership counseling and training, and financial assistance, including microloans, to small business enterprises, with special targeting of women and minority groups.</p> <p>Promote the retention and expansion of existing businesses, home-based businesses, the relocation of businesses from other states or abroad, and the creation of new businesses</p> <p>Enhance domestic tourism</p>	<p>State that the township should diversify its economic base by encouraging commercial, recreational, and industrial development that does not adversely impact their historic or rural character.</p>	<p>No incorporation of economic principles into planning efforts.</p> <p>The establishment of redevelopment areas should be considered as an economic development tool, particularly as it relates to marina properties.</p>

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
Economic Development (cont.)	<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>		Marina development should be a component of future economic development planning.
ARCHEOLOGICAL, HISTORIC, CULTURAL, SCENIC, OPEN SPACE, AND RECREATIONAL VALUE GOAL			
Scenic, Recreational & Open Space Resources	<p>Coordinate regional, county, and municipal land use/open space plans with the State Open Space and Outdoor Recreation Plan</p> <p>Ensure that there are adequate indoor and outdoor recreational facilities</p> <p>Connect large contiguous tracts of forest, grasslands, and other natural lands</p> <p>Implement the New Jersey Trails Plan including rails-to-trails conversions and greenway systems</p> <p>Where appropriate, promote and encourage the protection and enhancement of privately owned tracts of open space, wetlands, or forest lands,</p> <p>Ensure that residents are no more than a 10-minute walk from open space</p> <p>Map critical slopes, manage their character, and enforce strict development performance standards on critical slopes</p> <p>Map & manage important forest resources and maintain & expand existing urban canopies</p>	<p>Cooperating with county open space plan.</p> <p>Goal to provide for sustainable economic and recreational opportunities adapted to the Township’s natural resources.</p>	Greenwich is cooperating with the County open space plan and has a goal related to expanding recreational opportunities. Also mention conservation efforts to protect open spaces.
Historic & Cultural Resources	<p>Identification and protection of historic areas, historic sites, historic landscapes, archeological sites, and scenic corridors</p> <p>Support museums, libraries, interpretive centers and archives, and other public buildings as repositories of past culture and showcases for contemporary culture</p>	<p>Goal to preserve the existing historical character of Greenwich Village, Head of Greenwich, Springtown, and the surrounding countryside. There is an ordinance establishing a historic conservation district. A concept paper has also been related to historic preservation; while it is not policy it demonstrates interest in the topic. There is a National Historic District along Ye Greate Street.</p> <p>Goal to designate and manage the cultural landscape as a special quality of life feature of the Township</p>	The historic character is being protected via a national historic district designation, historic preservation goals, and a historic preservation ordinance.

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
REVITALIZATION GOAL			
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	Zoning for future residential development is concentrated in the Irvingtown Crossroads aarea, which has a higher elevation than most other areas of the Township; however, incentives to encourage this development have not been incorpriated into planning documents.	There is no explicit discussion of concentrating development or encouraging center-like qualities. Given the hisotric nature of the Township, the majoriity of development is located within the Township's historic villages and at cross roads. Efforts should be made to explicitly encourage development around Springton Crossroads Areas.
SOUND AND INTEGRATED PLANNING GOAL			
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	Greenwich's focus on preserving farm land and large tracts of natural lands is in line with the State Plan's designation of the township as rural and containing environmentally sensitive lands. Goal to provide for limited, locally oriented development opportunities.	Greenwich's planning aligns with the state plan and neighboring municipalities. There is intentionality behind limiting development and steering it away from agriculturally productive lands.