

Cross Acceptance Response Template

Prepared for the

Township of Hopewell

Prepared by

Cumberland County

Department of Planning, Tourism & Community Affairs

In coordination with

Township of Hopewell

This document was discussed with the Hopewell Township Cross-Acceptance Subcommittee on April 4, 2025, and presented to the Hopewell Township Planning Board on April 16, 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

Master Plan 1978

- Land Use Plan
- Housing Plan
- Circulation Plan
- Utility Plan
- Community Facilities Plan
- Recreation Plan
- Conservation Plan
- Plan Consistency with Contiguous Municipalities

Master Plan Reexamination Report, 1983, 1988, 1994, 2004, 2012, 2023

Open Space and Recreation Plan, 2011

Housing Element, 2006

Fair Share Plan, 2006

Farmland Preservation Plan, 2018

Environmental Resource Inventory, 2007

Zoning Ordinance, revised through 2022

Zoning Map, 2012

Floodplain Management Ordinance, 2025

Revised Stormwater Management Ordinance, anticipated amendment 2025

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 importance of protecting the agricultural landscape while allowing future commercial activity in appropriate locations utilizing innovative planning solutions. Although equity is not specifically mentioned, themes of this goal are included in the Master Plan.
- The Township will look into incorporating themes of equity into the Housing Element/Fair Share Plan as part of their participation in the 4th Round of Affordable Housing.

Climate Change

Hopewell Township's Master Plan is somewhat inconsistent 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 2023 Master Plan Reexamination Report recommends electric vehicle charging stations be permitted as accessory uses in zoning districts, and specifically be added as a permitted accessory use to traditional gas pump fueling stations without required amended Site Plan approval. The 2023 Reexamination Report also recommends that future ordinance revisions be consistent with the Statewide Electric Vehicle Law (P.L. 2021, c. 171). The Township adopted the DCA/NJDEP/BPU Model Municipal EV Ordinance in May 2024.

The Township also adopted the NJDEP revised Floodplain Management Ordinance which establishes minimum standards consistent with State and Federal Law in July 2024.

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. The Township also has an Environmental Commission.

Habitat Preservation- The Township's southwestern border runs adjacent to the Mounce Creek, with its southern and eastern border being adjacent to Cohansey River. The southern third of the Township consists of farmland, of which the majority has been preserved. The Township created a park with walking trails on Sewall Road, which includes a portion of the stream called Barrett Run. There is additional land preserved adjacent to Mary Elmer Lake, Sunset Lake, and Sheppards Millpond.

Agricultural Lands- Hopewell 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 Township also has a Municipal Farmland Preservation Program and provides a matching cost-share on farms located in the Hopewell South Project Area.

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

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

Water quality- The Township's Master Plan notes that the protection of natural resources is important, there is limited information specifically in reference to both surface water quality and sub-surface water quality in the aquifers. However, adjacent to Hopewell is the City of Bridgeton which is a water purveyor service area.

- State to provide support to municipalities by creating a partnership with water companies to extend water lines into Hopewell Township, especially where there is approved sewer service areas.

Pollution and Environmental Clean Up

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

Brownfields- The Township's Master Plan and Master Plan Reexamination Report includes limited information or recommendations concerning Brownfields in the Township. One contaminated site, a former gas station located next to the Green Olive Restaurant on Route 49, was remediated to acceptable industry standards and is currently vacant.

- 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 includes a discussion on waste management and recycling. The Cumberland County Authority (The Authority) provides waste management and recycling services to all municipalities in Cumberland County. However, The Authority does not provide "pick-up" services, rather it manages the landfill and recycling center. Hopewell Township has a collection center, which is a shared service with Greenwich.

Public Facilities/Infrastructure

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

Infrastructure Investment Priorities

The Township's Master Plan includes a discussion related to the existing municipal sewer service, located near the more developed and central portion of the Township, while the remainder and more rural portion of the Township utilizes individual septic systems. The State Plan includes an objective of creating functional plans that include capital plans (ie. schools, emergency response, community facilities), utilities, and sewer system maintenance/installation.) More information could be included in the Master Plan related to community facilities and utilities.

Mobility and Equal Access

This sub-goal of the State Plan requires additional partnerships with adjacent municipalities, Cumberland County, SJTPO, and State Agencies. The Township's Master Plan includes a discussion related to energy conservation and how to can be related to sidewalks, a complete bicycle network, and walking trails. Further, the Township's envisioned Town Center, located at West Park Drive and Route 49, may require additional transit services should the area experience intense development in the future. It should be noted that Hopewell is not serviced by NJTransit or any other public transportation system. The Cumberland Area Transportation Service (CATS) is available to vulnerable populations throughout Hopewell and Cumberland County for transit to specific locations (ie. medical appointments, etc.)

Clean Energy- The Township's Master Plan is consistent with the State Plan's objectives for Clean Energy. The Township passed an Ordinance permitting EV Charging Stations and Make-Ready Charging Stations in accordance with State Law. The Township is also looking into a solar project at the Township's Convenience Center and also utilizing the NJBPU Community Solar Program.

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

Public Health

The Township's Master Plan does not include recommendations or mentions for Public Health. However, the Township does participate in the State's lead testing/abatement program.

- 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 Hopewell Township.

Housing

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

Given the rural nature of the Township and the lack of infrastructure (ie. public water and sewer service), single-family residential development is the primary housing type permitted in the Township. New housing, including multi-family housing and higher-density housing, is difficult to create on septic and requires sewer system expansion.

Hopewell Township is participating in the current Fourth Round for Affordable Housing. It is anticipated that the Township will become more aligned with the Housing Goal as a result of meeting their obligation.

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

Economic Growth

Hopewell Township is somewhat consistent with the State Development and Redevelopment Plan's goals for Economic Growth. It should be noted that Hopewell Township created an Economic Development Committee in 2008 that has the goal of encouraging new business development and promoting existing businesses along Route 49, and to report and make recommendations regarding economic needs, achievements, and issues of concern.

Many of the State Plan's sub-goals for Economic Development are focused on funding opportunities that are available at the State. The Township's Master Planning efforts also prioritize agriculture as not just a preferred land use, but as an economic generator.

- Any future Economic Development Plan for Hopewell 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 has an Open Space and Recreation Plan that includes numerous goals and objectives related to the expansion of open space for environmental protection, and providing passive recreation uses. The Township also has a Recreation Committee that has the intent to maintain a Recreation Resources Report and advise on the recreational needs and recreational programming in the Township.

Historic & Cultural Resources: The Township's Master Plan includes limited information related to its historic or cultural resources. The Township should consider a shared service arrangement with Stow Creek to assess the historical significance of Roadstown.

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

Revitalization

Hopewell's Master Plan is consistent with the State Plan's goal of Revitalization. The Township makes efforts to preserve farmland, conserve natural ecosystems, and concentrate development. While the Township does not make recommendations for future or potential Redevelopment Areas, the 2023 Master Plan discusses the creation of a Town Center along Route 49, where there is existing infrastructure.

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

Sound and Integrated Planning

Hopewell is consistent with the State Plan's goal of Sound and Integrated Planning. The recognizes the need to utilize shared service agreements with adjacent municipalities, and has a local planning priority to properly balance developed and non-developed lands.

- Township to consider incorporating cluster development for the agricultural districts and/or reviewing planning techniques that may help maintain the agricultural land area.

Planning Area Assessment

How do Planning Areas suit current and future needs

The Township of Hopewell is located within a variety of Planning Areas, including PA1: Metropolitan, PA2: Suburban, PA4: Rural, PA5: Environmentally Sensitive, and PA8: Parks and Open Space.

PA 1: Metropolitan is located adjacent to the PA1 in Bridgeton, primarily along Route 49. PA 2: Suburban areas are located adjacent to the PA 1 and where there is existing Sewer Service Area. PA 4: Rural consists of the bulk of the Township, primarily where farmland is prioritized for preservation. PA 5: Environmentally Sensitive is located adjacent to rivers, streams and lakes, primarily along the Township's municipal boundary.

It is recommended that the Planning Area boundaries become more aligned with patterns of existing development and areas where there is existing infrastructure.

- PA 2: Suburban should be revised to remove any preserved farms and add areas that are zoned Residential, Commercial, and Agriculture Industry.
- In addition, portions of the Township that are located within the Sewer Service Area should be removed from PA 4 Rural and placed in the PA 2 Suburban Planning Areas.
- Roadstown Village, located within its own Village Zone, adjacent to Stow Creek Township, should be placed in PA3: Fringe. A portion of the Agriculture Industry Zone, near Hopewell's border with Fairfield, should be placed in PA3: Fringe. The Fringe Planning Area are areas where there is not currently sewer service, but it may be extended in the future.
- Preserved land areas owned by state entities should be placed in PA8: State Parks/Open Space.

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 PA 1: Metropolitan and PA 2: Suburban, are areas that should be targeted for reinvestment, revitalization, and, potentially, redevelopment. The PA 2 areas should also be prioritized for water and sewer expansion, if not already in existence. The proposed PA3: Fringe area are areas that allow the Township to have some flexibility with future land use decisions. In Hopewell, these are areas where the local policy is not aligned with the existing State Plan policy; either the Township has the area zoned for development (ie. Agriculture Industry) or there is existing development without sewer service (ie. Roadstown Village).

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

Hopewell Township adopted an Open Space and Recreation Element in 2011 and completed an Environmental Resource Inventory in 2007. An addendum to the ERI was completed in 2024.

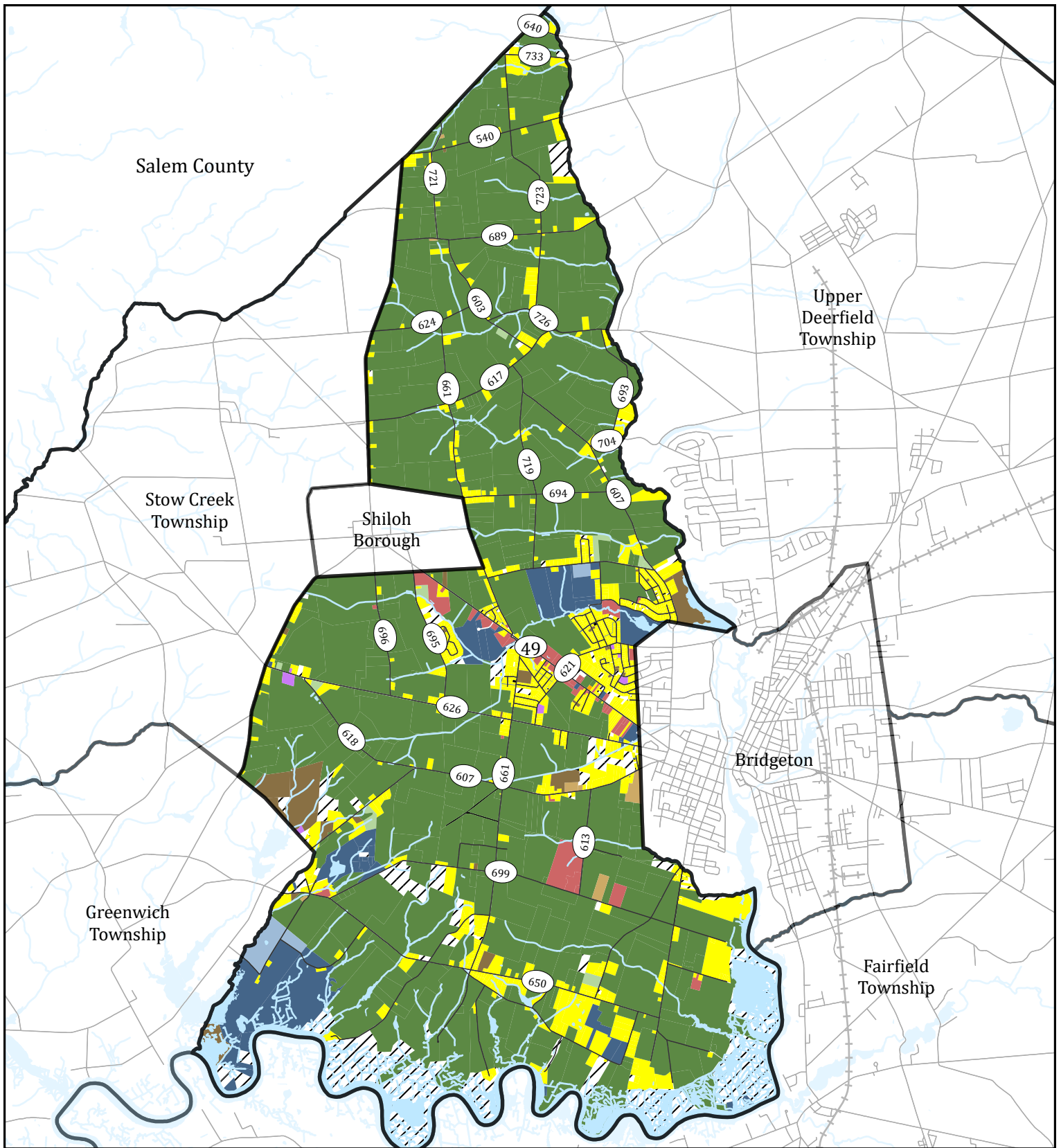
The Hopewell Township Committee dedicates \$20,000 annually to an Open Space Trust Fund Account, that is used for farmland preservation and/or open space acquisition and development. Cumberland County has an Open Space Trust Fund that can be used for the acquisition of fee-simple open space and development easements in accordance with farmland preservation rules and regulations.

Sustainable Jersey Participation / Environmental Commission

The Township of Hopewell does not participate in Sustainable Jersey. However, the Township does have an active Environmental Commission.

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

- Hopewell's most important land use goal is to remain an agricultural community.
- The Township recognizes a need for economic development opportunities and growth along the Shiloh Pike corridor.
- Prioritize recreational activities, specifically outdoor/multi-modal bikeways and access to nature.



Existing Land Use

Township of Hopewell, Cumberland County

Existing Land Use (2025)

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

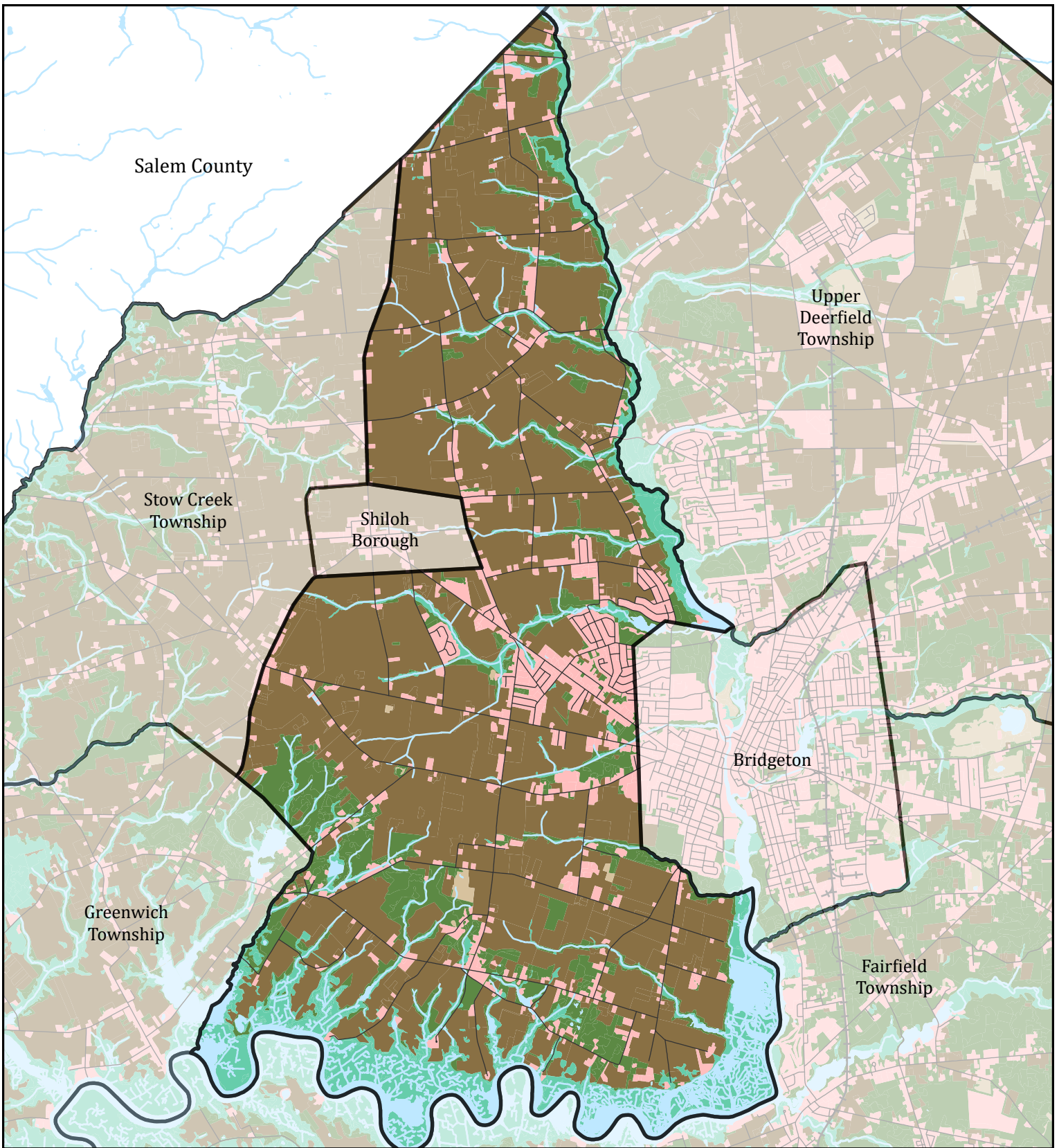
- Commercial
- Industrial
- Apartment
- Railroad
- Public School
- Private School
- Public Property

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



0 3,500 7,000 Feet

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



2020 Land Use Land Cover

Township of Hopewell, Cumberland County

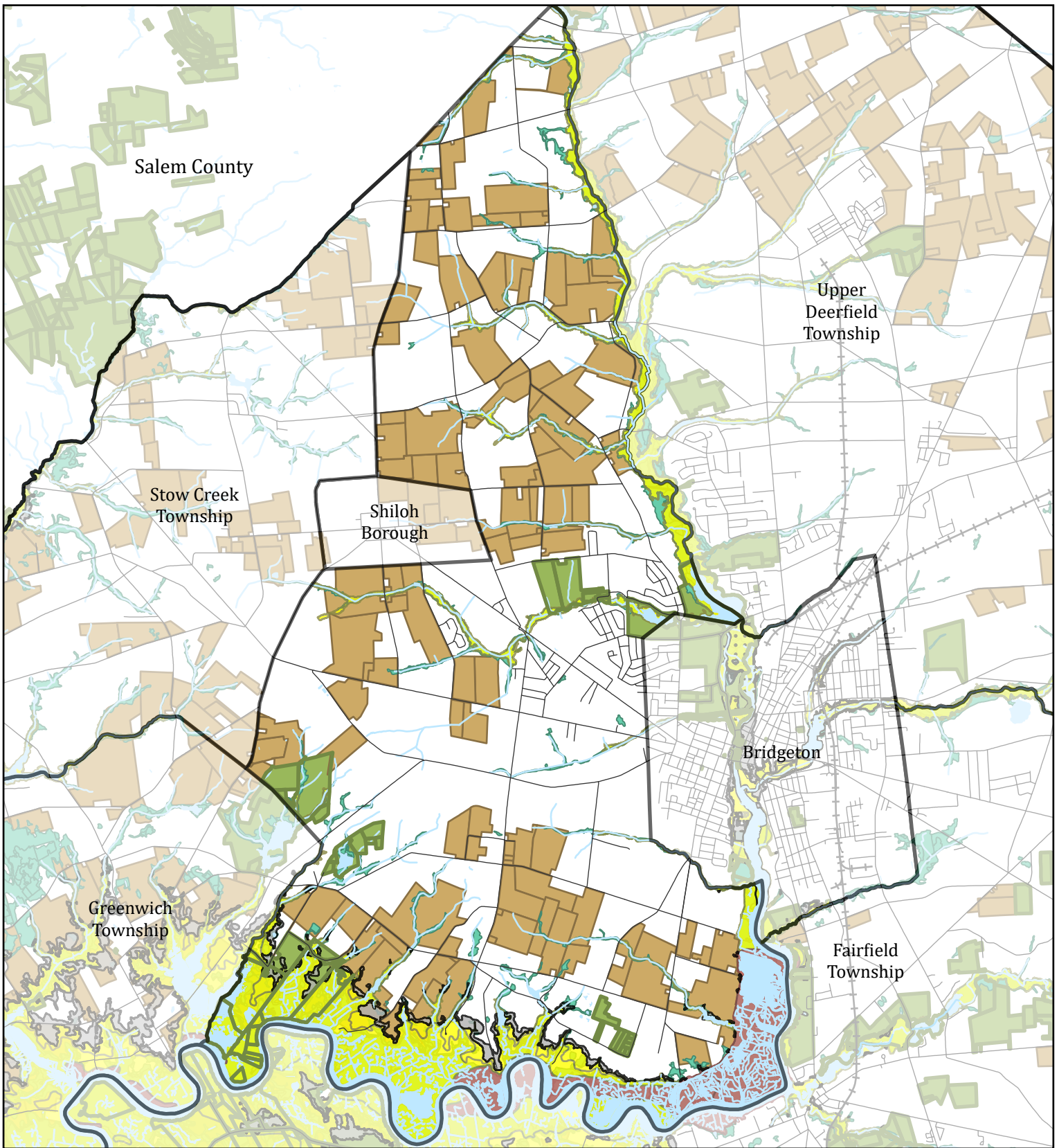


0 3,500 7,000 Feet

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 Hopewell, Cumberland County


FEMA Floodplains


 Zone A, AE, AO: 100-Year Floodplain

 Zone VE: 100-Year Floodplain with Wave Action

 0.2% Chance Annual Floodplain (500-Year Flood)

 Floodway

 Preserved Farmland

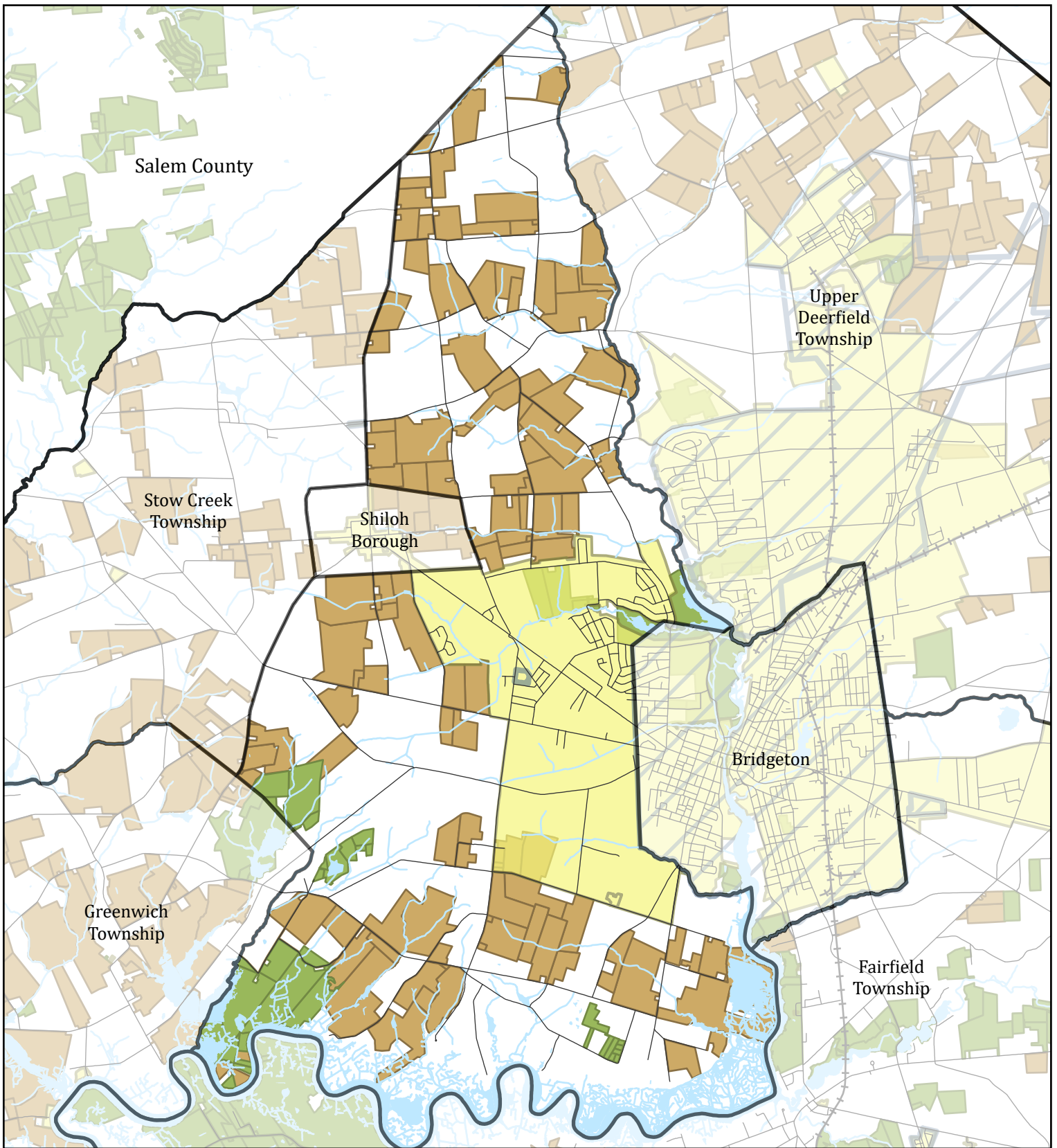
 Preserved Open Space

 Wetlands







0 3,500 7,000 Feet

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



Utilities

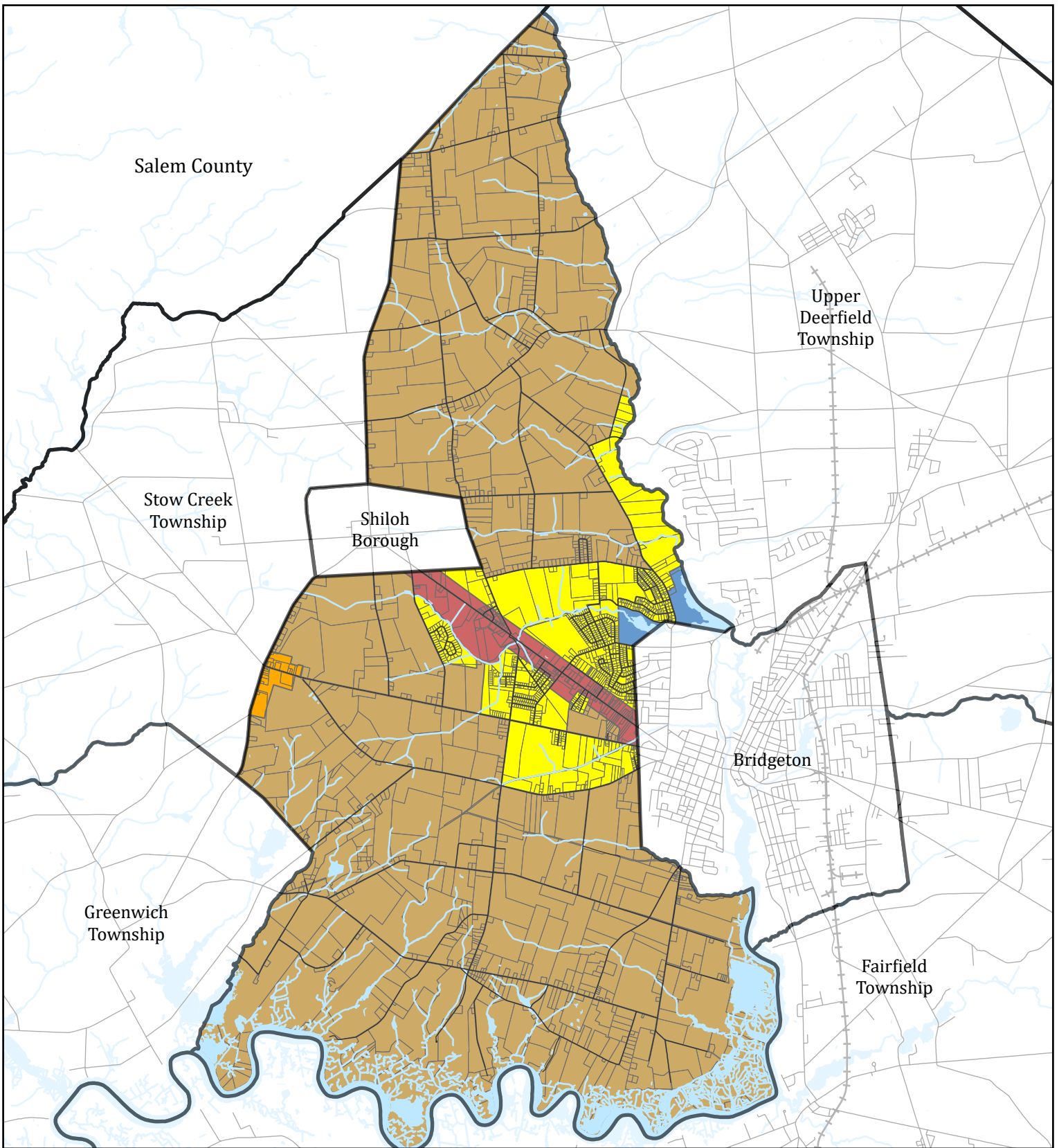
Township of Hopewell, Cumberland County

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



0 3,500 7,000 Feet

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



Zoning

Township of Hopewell, Cumberland County

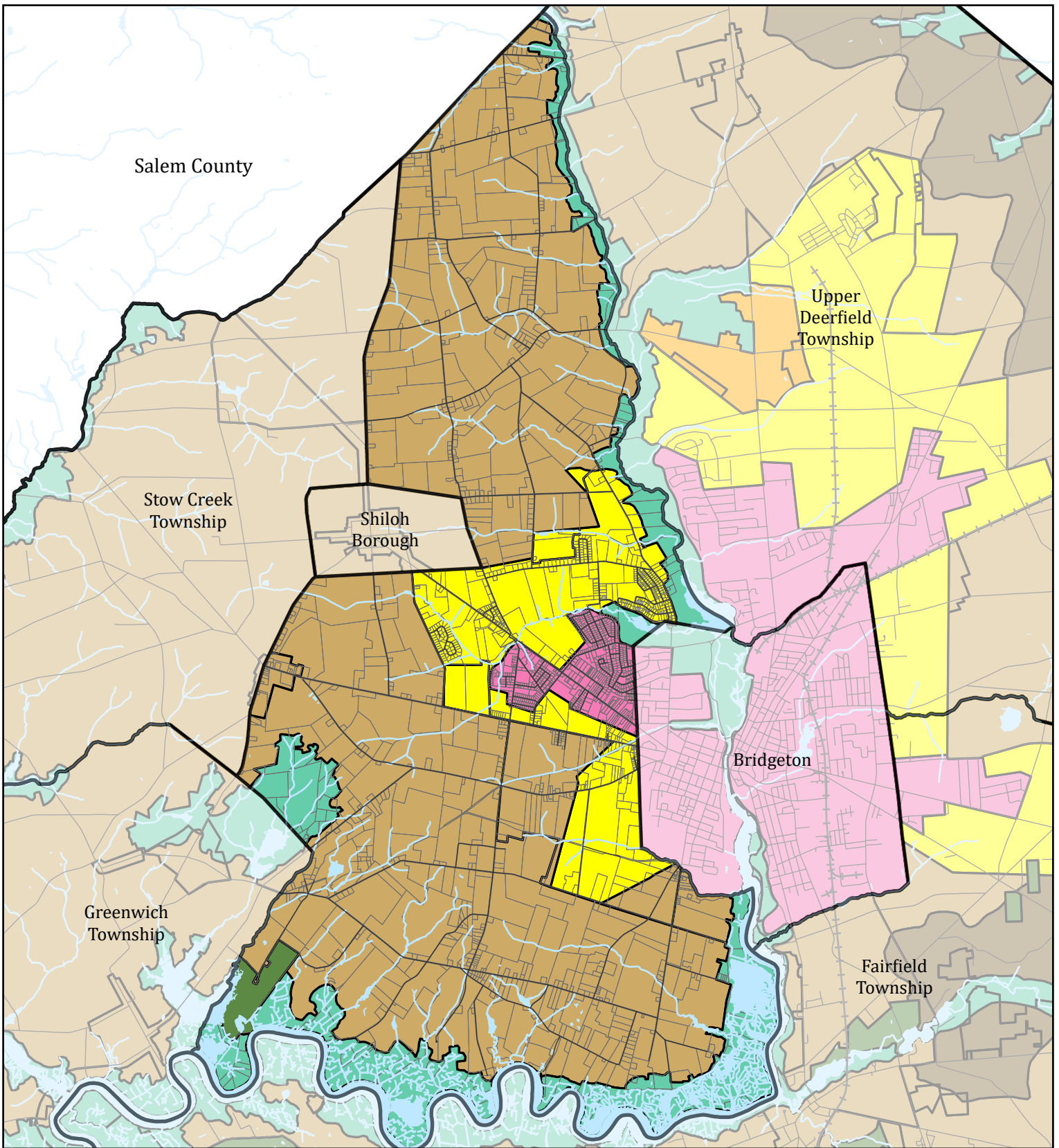


0 3,500 7,000 Feet

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

Zoning Districts

- Agriculture
- Commercial
- Public
- Residential
- Village



State Planning Areas

Township of Hopewell, Cumberland County

State Planning Areas

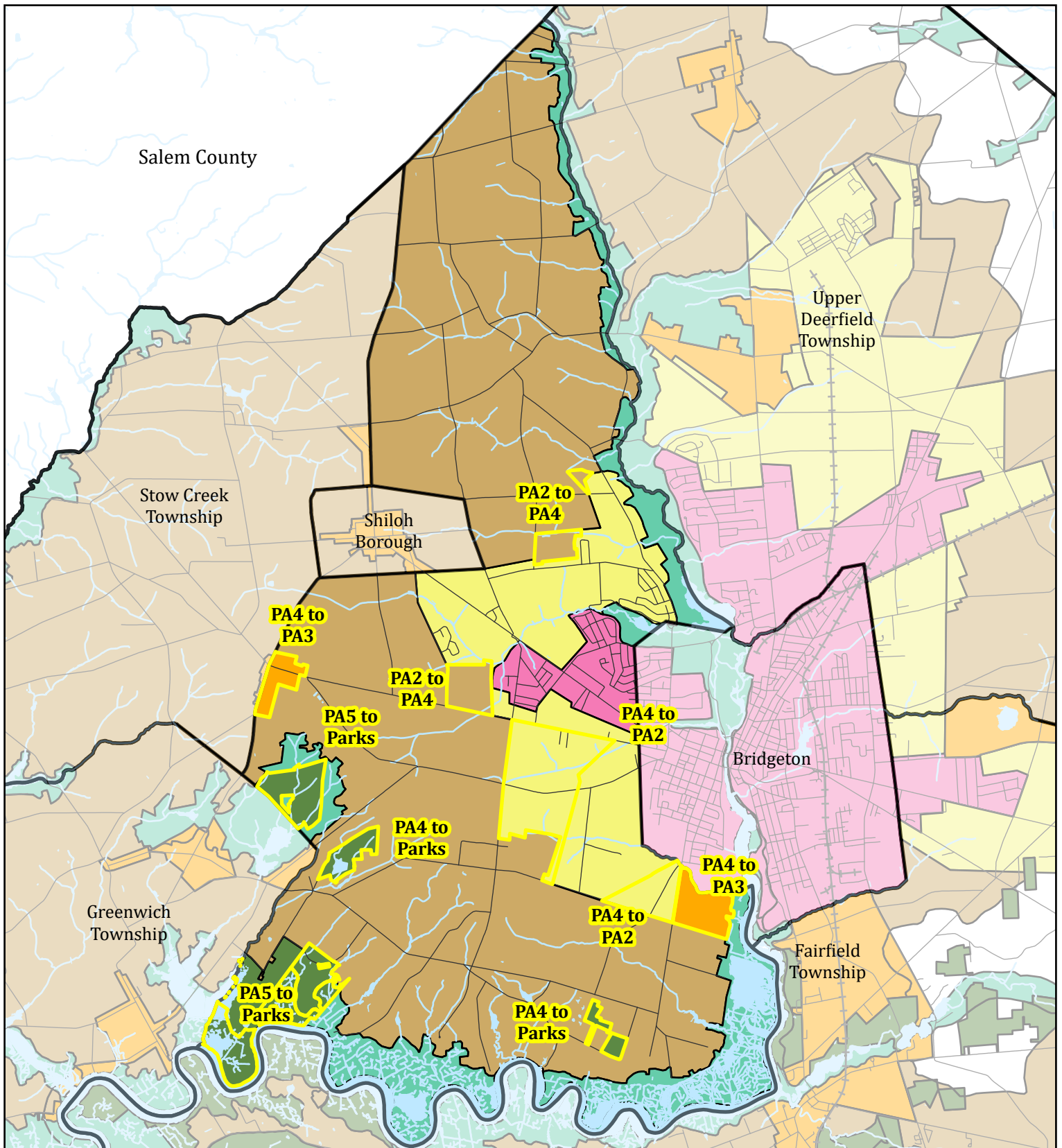
- PA1: Metropolitan
- PA2: Suburban
- PA3: Fringe
- PA4: Rural

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





0 3,500 7,000 Feet

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



Assessment and Inconsistency

Township of Hopewell, Cumberland County

- | | | | |
|---|------------------------|---|------------------------|
|  | Planning Area Changes |  | PA3: Fringe |
|  | Revised Planning Areas |  | PA4: Rural |
|  | PA1: Metropolitan |  | PA5: Environ. Sens. |
|  | PA2: Suburban |  | State Parks/Open Space |



0 4,000 8,000 Feet

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

HOPEWELL

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		Equity concerns were not explicitly mentioned in the planning documents reviewed.
CLIMATE CHANGE GOAL			
Climate Change	Assess the likely climate change impacts of the master plans' land use, circulation, and housing elements Encourage decarbonization and nature-based carbon sequestration	The Land Use Board has recommended that all zones be permitted to install electric vehicle charging stations as a permitted accessory use. Additionally, in all zones where motor vehicle service stations are permitted, EV charging stations should be permitted as part of their fueling operations	The Township has provisions for the use of solar energy in any zone as an accessory use, and energy efficiency and the use of renewable energy is seen positively. It is a priority of the Township to monitor the state mandates regarding renewable energy. Another priority is the conservation of open space, environmentally sensitive areas, and protection of rural resources. The goals are mostly aligned, but more information is needed regarding mitigation intentions/priorities.
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)		
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	Priority: continued attention to protecting/preserving natural resources. The Open Space and Recreation Plan outlines protection, preservation and enhancement of the non-farm rural land areas and natural resources of the Township.	Hopewell has increased its recognition of the importance of its natural resources. The Township has created an Environmental Commission and an Environmental Resources Inventory.

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>Priority: preserving and maintaining agricultural and natural lands. As of 2023, over 5,636 acres of farmland have been deed restricted for Farmland Preservation, comprising 25% of the County total.</p>	<p>Farmland preservation is a significant priority for the Township, having adopted a municipal Farmland Preservation Plan and participates in the Municipal Planning Incentive Grant program with the SADC.</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>Hopewell should consider implementing additional development ordinances and land use planning tools to protect the Upper Cohansey River Corridor and environmentally sensitive areas.</p> <p>Open Space Goal: Preserve areas vital to the environmental health of the township, such as both ground and subsurface water supplies.</p>	<p>The Township has numerous goals related to protection of its natural resources, which are aligned with the State Plan's goals</p>
PROTECT THE ENVIRONMENT, PREVENT AND CLEAN UP POLLUTION GOAL			
Brownfield Remediation	<p>Give public resources and assistance priority to communities with well-thought-out brownfield redevelopment strategies</p> <p>Plan, locate, and market redevelopment projects to capitalize on opportunities presented by brownfield sites and to coordinate community planning efforts with all levels of government</p>		<p>The Township has limited Brownfields within its municipal border. The former gas station, adjacent to the Green Olive, was a contaminated site and has since been remediated. The site is currently vacant.</p>

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
Waste Management & Recycling	<p>Promote multi-jurisdictional planning, design, and siting of waste management and disposal facilities and self-sufficiency in waste management</p> <p>Decrease the size of the waste stream by reduction at the source, promotion of reusing materials, and development of markets for recycled goods</p> <p>Remove hazardous wastes from the solid waste stream</p> <p>Develop educational programs for residents</p>	<p>The Township participates in a shared services agreement with Greenwich in the operation of a trash/recycling collection center located on Township property, and the center works in conjunction with the countywide landfill. The diligent use of separate containers for commingled wastes (glass, metal, plastics) and mixed papers by municipal residents has helped to make Cumberland the #3 ranked county Statewide for recycling rates.</p>	<p>The Township's waste management and recycling initiatives are aligned with the goals of the State Plan. The Township utilizes the The Authority for its Waste Management/Recycling center.</p>
PUBLIC FACILITIES / INFRASTRUCTURE GOAL			
Infrastructure Investment Priorities	<p>The highest priority should be given to infrastructure projects and programs statewide that mitigate life-threatening situations and emergent threats to the public's health and safety,</p> <p>The second-highest priority should be given to maintenance, repair, and system preservation of infrastructure</p> <p>Create functional plans which should include capital plans (i.e. schools, emergency response, community facilities), utilities and sewer system maintenance/installation that is in line with water quality goals</p> <p>Coordinate infrastructure investments with those of surrounding and overlapping jurisdictions</p>		<p>No new roads have been constructed in the Township since the last reexamination (between 2011 and 2023). The 2023 Master Plan includes a brief summary related to stormwater management, and sewer service. More information regarding these objectives could be included.</p>
Mobility & equal Access	<p>Provide greater accessibility to rail and bus transit systems/stops and improve mobility within neighborhoods</p> <p>Complete intra- and inter-modal transportation linkages that capitalize on land use, economic development, density, employment opportunities, mass transit facilities, and opportunities to complete coverage of transit corridors</p> <p>Emphasize the movement of people rather than the movement of vehicles by investing in public transportation and prioritizing the needs of pedestrians and bicyclists</p> <p>Establish a working partnership between transportation agencies, local governments and the private development community to strengthen the linkages between land use and transportation</p> <p>Enhance the movement of goods throughout New Jersey by investing in a comprehensive network for regional and interstate commerce</p> <p>Evaluate the positive and negative impacts of every transportation project on public health, natural & historic resources, air quality, energy use, and decarbonization particularly in underserved communities</p> <p>Promote market-based incentives to alleviate congestion (congestion pricing) & utilize existing capacity (carpooling, public transit, telecommuting)</p> <p>Make appropriate transportation investments that consider seasonal demands and tourism</p>	<p>Energy conservation is a goal, and objectives to meet this include connecting residents to areas in the municipality through community sidewalks and on and off-road walking/biking trails. Additionally, the Township wants to promote the development of a Town Center to support community connection.</p>	<p>The Township's support for creating a Town Center surrounding the intersection of West Park and Route 49 would improve some of the inefficiencies for infrastructure and circulation and would reduce vehicle trips.</p> <p>There is currently no NJ Transit public transportation within Hopewell 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>

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>As renewable energy uses evolve, the Township’s Land Use Boards and Governing Body should continue to monitor their allowance for both private and commercial use in line with state mandates and regulations in light of the overall goals of the Township’s Master Plan. The Township's development ordinance makes provisions for the use of solar energy for homes and businesses in any zone as an accessory use. Wind energy apparatuses are permitted as accessory used in every zone district except residential.</p> <p>The Land Use Board has recommended that all zones be permitted to install electric vehicle charging stations as a permitted accessory use-structure. Additionally, in all zones where motor vehicle service stations are permitted, EV charging stations should be permitted as part of their fueling operations</p>	<p>The improvements and increases in sidewalks and bike/pedestrian connections and the increase in renewable energy is in line with the SDRP goals.</p> <p>The Township is currently look into a solar project at the Convenience Center that also utilizes the NJBPU Community Solar Energy Program.</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>The Township's Master Plan includes minimal information about Public Health.</p> <p>The Township is looking into creating a walking track at the school which the community can utilize.</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>The Township recognizes the need for residential housing of all types, including for low and moderate-income level residents. At the time of the reexamination, the Township stated the need to re-evaluate its requirements once that State reestablishes its directive.</p>	<p>Township's Housing Element and Fair Share Plan was last adopted in 2006, prior to the disbanding of COAH. The Township is participating in the Fourth Round of Affordable Housing. The 2025-2035 obligations include a present need of 31 and prospective need of 67. The Township will likely be analyzing the other housing objectives, including a rehabilitation program, public-private partnership, and redevelopment/reuse of buildings for housing as a result of their involvement in the current round.</p>

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
ECONOMIC GROWTH GOAL			
Economic Development	<p>Identify and target those economic sectors with the greatest growth potential and public benefit</p> <p>Provide skills training, leadership counseling and training, and financial assistance, including microloans, to small business enterprises, with special targeting of women and minority groups.</p> <p>Promote the retention and expansion of existing businesses, home-based businesses, the relocation of businesses from other states or abroad, and the creation of new businesses</p> <p>Enhance domestic tourism</p> <p>Provide support to the State’s Main Streets, Special Improvement Districts, and Business Improvement Districts</p> <p>Provide adequate capital facilities, whether publicly or privately owned or maintained, in line with capital plans to meet desired economic development objectives</p> <p>Encourage the clustering of compatible industries in ways that reduce natural resource consumption and minimize industrial waste and pollution</p> <p>Promote the creation and expansion of businesses that use raw materials from renewable sources including recyclable materials</p> <p>Promote planning, investment, and maintenance of maritime facilities and public-use airports</p>	<p>The County has continued to recognize agriculture's role as an economic engine in Hopewell with support and administration of various programs, such as Farmland Preservation and 4-H.</p> <p>Uses in the Highway Commercial Business Zone and Agricultural Business Zone should be looked upon as the areas for growth</p> <p>Evaluate the opportunities available for residents and visitors to enjoy our natural surroundings.</p> <p>Hopewell Business Park: Analyze development ordinances in the Park's district in light of the governing body's current /future vision for the park. Additionally, encourage future commercial growth in this planned area in a matter consistent with the overall goals of the Township. Current successful operations include a multi-municipal Senior Center and banking office and a retail Amish Market.</p>	<p>Agriculture is a clear economic driver in the Township. Modifications to zoning standards are targeted as a way to improve the economic growth and commercial activity. More information could be included on workforce development, other economic sectors being targeted, and ways businesses and other economic activities are being promoted in the Township. Of particular interest is the Business Park and what its future may become.</p>
ARCHEOLOGICAL, HISTORIC, CULTURAL, SCENIC, OPEN SPACE, AND RECREATIONAL VALUE GOAL			
Scenic, Recreational & Open Space Resources	<p>Coordinate regional, county, and municipal land use/open space plans with the State Open Space and Outdoor Recreation Plan</p> <p>Ensure that there are adequate indoor and outdoor recreational facilities</p> <p>Connect large contiguous tracts of forest, grasslands, and other natural lands</p> <p>Implement the New Jersey Trails Plan including rails-to-trails conversions and greenway systems</p>	<p>Open Space Goal: encourage preservation of open space by programs such as Farmland Preservation, Green Acres, etc, in areas where the townships' residents are best served. Coordinate plans with adjacent municipalities and with the County.</p> <p>Open Space Goal: Encourage planning for improving the recreational opportunities for residents of all ages. Additional and improved active recreational facilities are required.</p>	<p>The Open Space Plan lays out many goals and recommendations for the expansion of open space for environmental protection while providing passive recreational uses to connect people to the natural areas.</p>

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
Scenic, Recreational & Open Space Resources (cont.)	<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>Open Space Goal: Encourage the township residents to recognize the many assets of the township and approve a Township open space and acquisition tax to enhance our ability to set aside valuable resources for farmland, environmental, and recreational opportunities.</p> <p>It is recommended that the Township work with New Jersey's Green Acres Program, NJDEP FWS, Cumberland County Improvement Authority, and other non-profits to pursue preservation and create greater opportunities for their use and enjoyment be residents and visitors alike. Hopewell should pursue the development of linear trails within the Township for walking, jogging, and biking. Hopewell should seek to establish at least one access point to the Cohansey River for its residents to enjoy its scenic shoreline and vistas.</p>	<p>The plan recommends an open space tax to help fund acquisitions and other open space projects. The goals related to open space are aligned with the State Plan's goals.</p>
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>More information could be included about any historic preservation activities.</p> <p>The ERI Addendum includes a partial inventory of historic structures.</p>
REVITALIZATION GOAL			
Revitalizing & Recentering Older Centers and Underutilized Urbanized Areas	<p>Correct the phenomenon of communities that exhibit Center-like features adopting inappropriate suburban models</p> <p>Reinvestment should make areas less auto-oriented, more pedestrian-friendly, and more interconnected to improve mobility</p> <p>Redevelopment plans should reintroduce Center-like features & beautify public spaces</p> <p>Reverse interventions that have erased natural features and integrate any recoverable natural features into redevelopment</p>	<p>Township Town Center: Support the planning of a Town Center surrounding the intersection of West Park and Route 49</p>	<p>The 2023 Master Plan Reexamination Report did not make any specific recommendations for future Redevelopment. However, the document did include a discussion related to the development of a Town Center, which is aligned with the revitalization goal of the State Plan.</p>
SOUND AND INTEGRATED PLANNING GOAL			
Comprehensive Planning	<p>Integrate planning with neighboring municipalities, the county, regional bodies, and statewide planning initiatives</p> <p>Ensure that land use patterns encourage the goals of the state plan including reducing sprawl, improving walkability, mixing uses, and protecting natural features</p> <p>Apply design principles to create and preserve spatially defined, visually appealing, and functionally efficient places in ways that establish a recognizable identity, create a distinct character, and maintain a human scale</p>	<p>The Township recognizes the need to outreach to neighboring municipalities to increase shared services for community facilities, services, and requisite utilities.</p> <p>Priority: Planning for a proper balance of developed and non-developed lands has been considered. Exploring the use of clustering in both the Residential and Agricultural districts should be examined.</p>	<p>The Township is aligned with the Comprehensive Planning Goal of the State Plan.</p>