

Cross Acceptance Response Template  
Prepared for the  
**Township of Lawrence**

Prepared by  
Cumberland County  
Department of Planning, Tourism & Community Affairs  
In coordination with  
Township of Lawrence

This document was presented to the Township of Lawrence Planning Board on April 7, 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 February 2003

- Existing Conditions
- Vision of the Future- Goals and Objectives
- Conservation Plan
- Housing Plan
- Land Use Plan
- Relationship of Master Plan to Other Plans

Master Plan Reexamination Report, 2020

Redevelopment Plans: None

Zoning Map, adopted July 2003

Zoning Ordinance, adopted July 2003

## 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 balancing land uses and development as a means to provide a stable landscape. Although equity is not specifically mentioned, themes of this goal are included in the Master Plan.

### Climate Change

Lawrence 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 consistent with this Goal.

The Township is proactive with respect to extreme heat and wildfire management by meeting with NJ Forest Fire Service to identify hot spots near Cedarville.

Further, NJDEP recently utilized approximately \$12 million in Blue Acres buyouts along the Township's Delaware Bay coastline, as a means to protect property and create habitat for horseshoe crabs and migrating bird species, such as the Red Knot. It is expected that this will increase the Township's tourism potential.

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 2020 Master Plan Reexamination Report recommends electric vehicle charging stations be permitted as accessory uses on all non-residential properties, any multi-family development, and public properties. While not mentioned in the Master Plan Reexamination Report, the Township will also become consistent with the Statewide Electric Vehicle Law (P.L. 2021, c. 171). DCA, in coordination with NJDEP and BPU, prepared a Model Municipal EV Ordinance<sup>1</sup> which the Township will review and incorporate.

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

### 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 Lawrence's coastline along the Delaware Bay is preserved by State and Non-profit entities.

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.

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

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

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

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

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

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

#### *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 does not include information or recommendations concerning Brownfields in the Township.

The Township has minimal brownfields, but brownfield remediation/redevelopment may be appropriate at the old manufacturing facilities.

- 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 somewhat inconsistent with the Public Facilities and Infrastructure Goal.

Infrastructure Investment Priorities- The Township's Master Plan includes a discussion related to municipal water and sewer projects should growth occur, where it is envisioned to be concentrated in its residential centers. 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.

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 Lawrence Township, Mobility and Equal Access is not a priority for the Township. While the Township is not served by NJ Transit/public transportation, the Cumberland Area Transit System provides the Township's vulnerable populations with bus transportation.

The Township received a DOT grant for the installation of a bike lane.

Clean Energy- The Township's Master Plan does not include specific goals or objectives related to clean energy. The Township's 2020 Master Plan Reexamination Report includes recommendations concerning EV charging stations. EV Charging stations are discussed above in the Climate Change section of this report.

- 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 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 somewhat consistent with the Housing Goal of the State Development and Redevelopment Plan.

Given the rural nature of the Township and the lack of infrastructure (ie. public water and sewer service), single-family residential development is the primary housing type permitted in the Township. Other housing types located in the Township are pre-existing nonconforming uses that predate modern zoning regulations, as well as state regulations concerning well and septic systems.

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

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

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

### Economic Growth

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

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

- 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 generally consistent with the State Plan's goal for Archeological, Historic, Cultural, Open Space and Recreational Value.

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

The Township is home to several Wildlife Management Areas, including Millville WMA, New Sweden WMA, Nantuxet WMA, Cedarville Ponds WMA, and Buckshutem WMA.

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

Historic & Cultural Resources- The Township's Master Plan does not mention its recreational, historic or cultural resources. However, it should be noted that nearly half 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 documented. Further, the Township is generally consistent with the New Jersey Comprehensive Statewide Historic Preservation Plan 2023-2028.

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

### Revitalization

Lawrence Township's Master Plan is somewhat consistent with the State Plan's goal of Revitalization. The Township seeks to achieve a balance of land uses and encourage concentrated development around pre-existing villages. The Master Plan also mentions that the Township should explore Redevelopment options for underutilized properties but has not started the Redevelopment Process. However, the Township has not created or implemented any programs to help achieve this.

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

### Sound and Integrated Planning

Lawrence 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. Further, nearly 44% of the Township consists of preserved open space, with the State (NJDEP) owning nearly 70% of all preserved open space in the Township.

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

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

## **Planning Area Assessment**

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

The Township of Lawrence is located in PA 4: Rural and PA 5: Environmentally Sensitive Planning Areas. The majority of Lawrence Township is appropriate to be categorized as PA4: Rural, given the agronomic industry in the County. The PA4 encompasses the majority of the Township's upland areas, with PA5 occupying the lower lying Bayshore area of the Township and the area along Cedar Creek. Cedar Creek 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 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 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**

Lawrence Township adopted a Conservation Plan Element as part of its 2002 Comprehensive Master Plan. However, the Township does not have an Open Space and Recreation Plan.

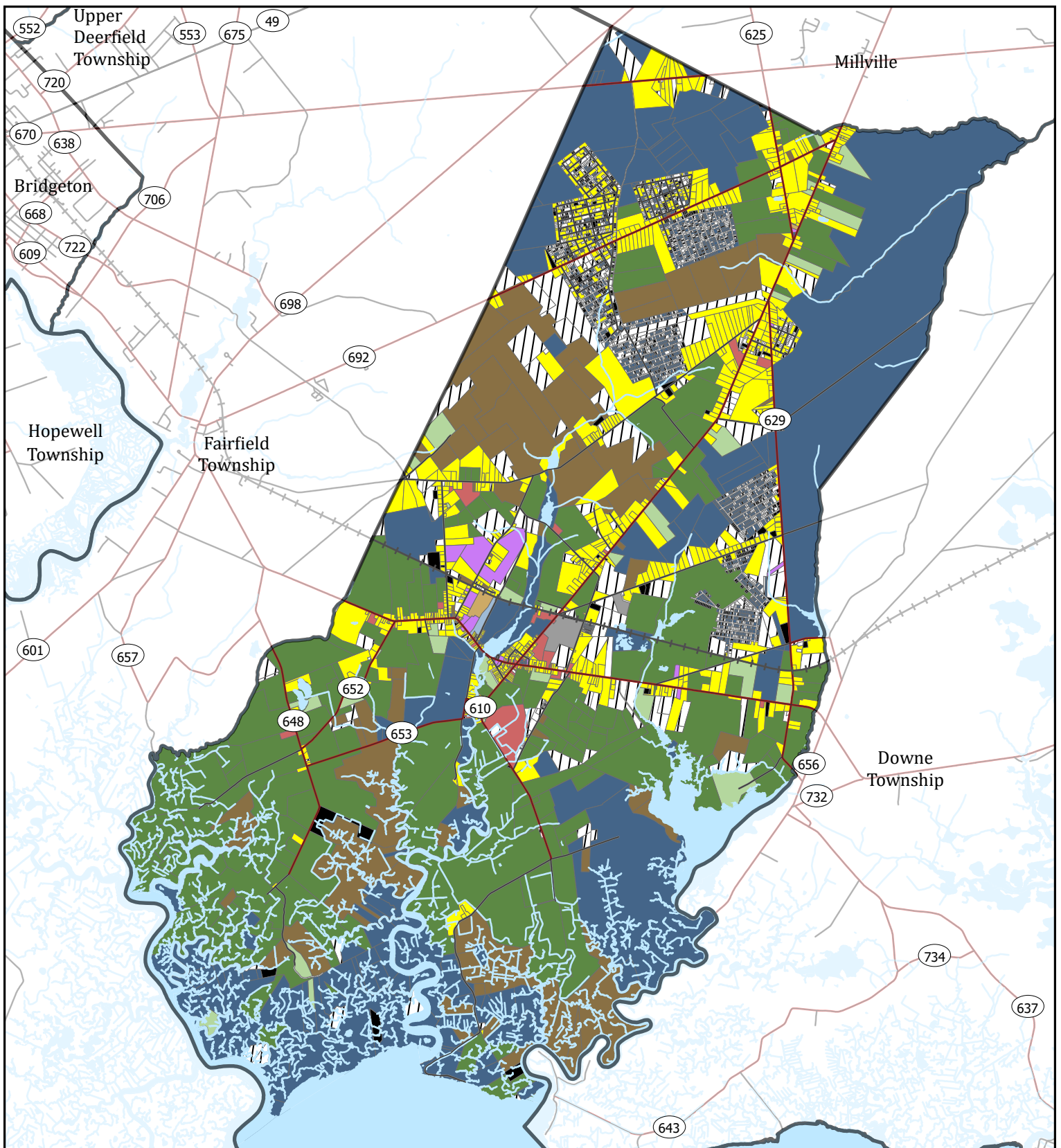
Cumberland County has an Open Space Trust Fund that can be used for the acquisition of fee-simple open space and development easements in accordance with farmland preservation rules and regulations.

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

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

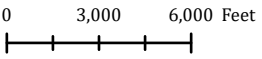
### **Three Most Important Local and Regional Land Use Planning Goals and Priorities**

- Industry and economic development are important to the Township. The Township seeks appropriate commercial and industrial ratables that will attract employment opportunities.
- The Township is supportive of its public school system and seeks to prioritize the services it provides to its residents and their families.
- The Township seeks to maintain its rural nature and complimentary outdoor recreation, including hunting, fishing, walking, hiking, and bike riding, to name a few.



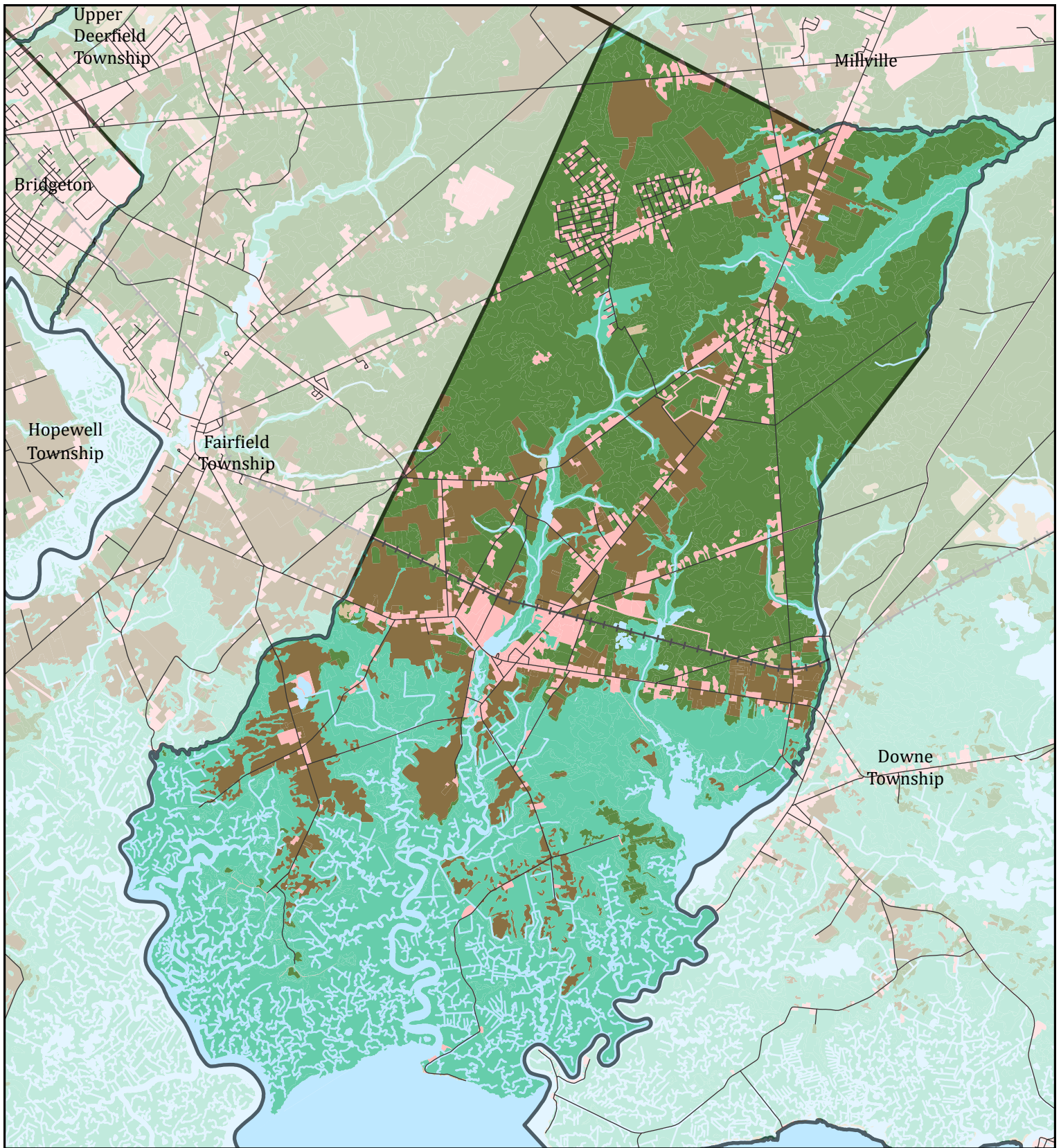
# Existing Land Use

## Township of Lawrence, Cumberland County



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

Existing Land Use (2025)		Commercial		Public Property	
	Vacant		Commercial		Public Property
	Residential		Industrial		Church & Charitable
	Farmland (Regular)		Apartment		Cemeteries & Graveyards
	Farmland (Qualified)		Railroad		Other Exempt
			Public School		Unknown
			Private School		



# 2020 Land Use Land Cover

Township of Lawrence, Cumberland County

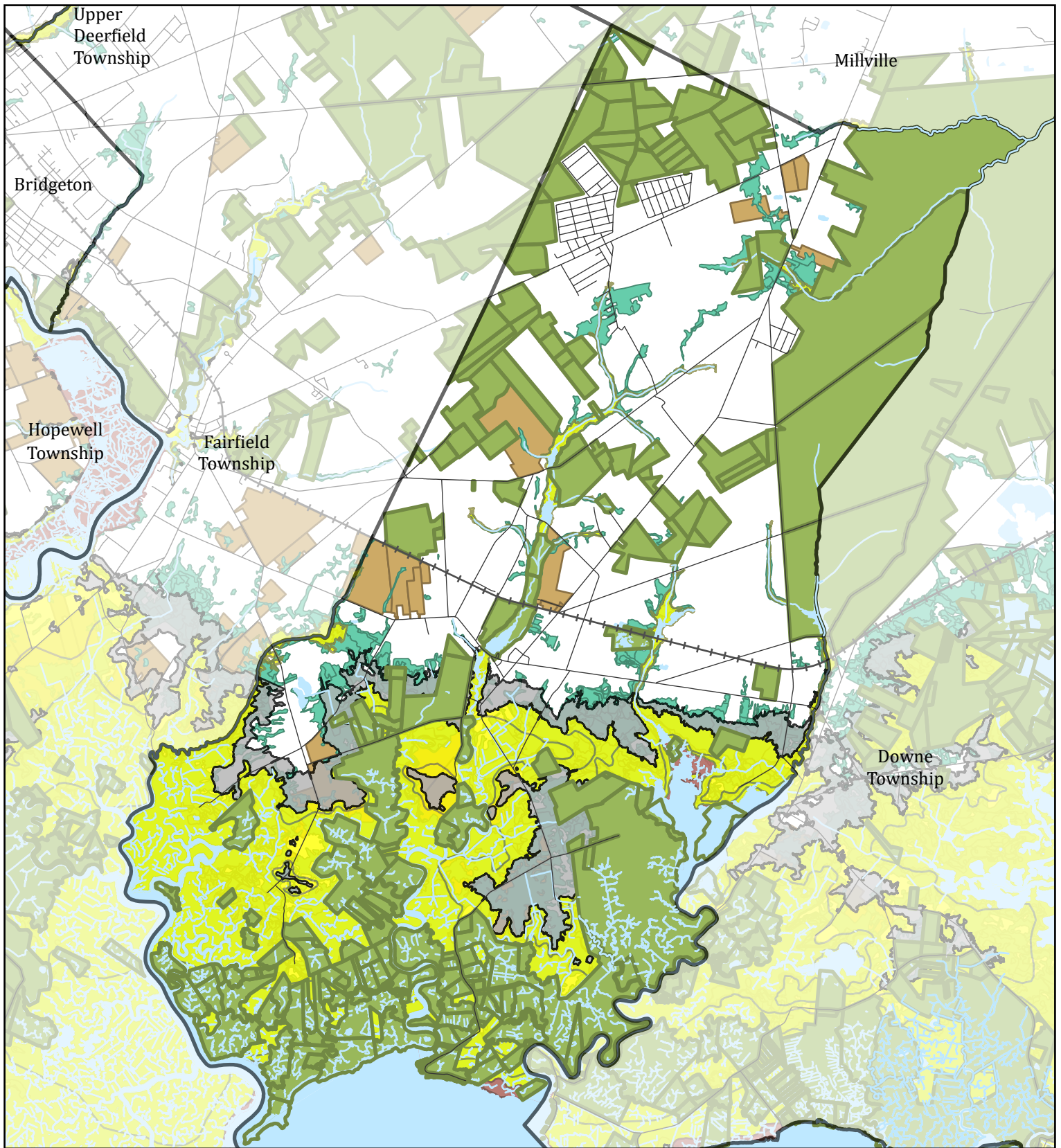
## Land Use Land Cover (2020)

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



0 3,000 6,000 Feet

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



# Environmental Features

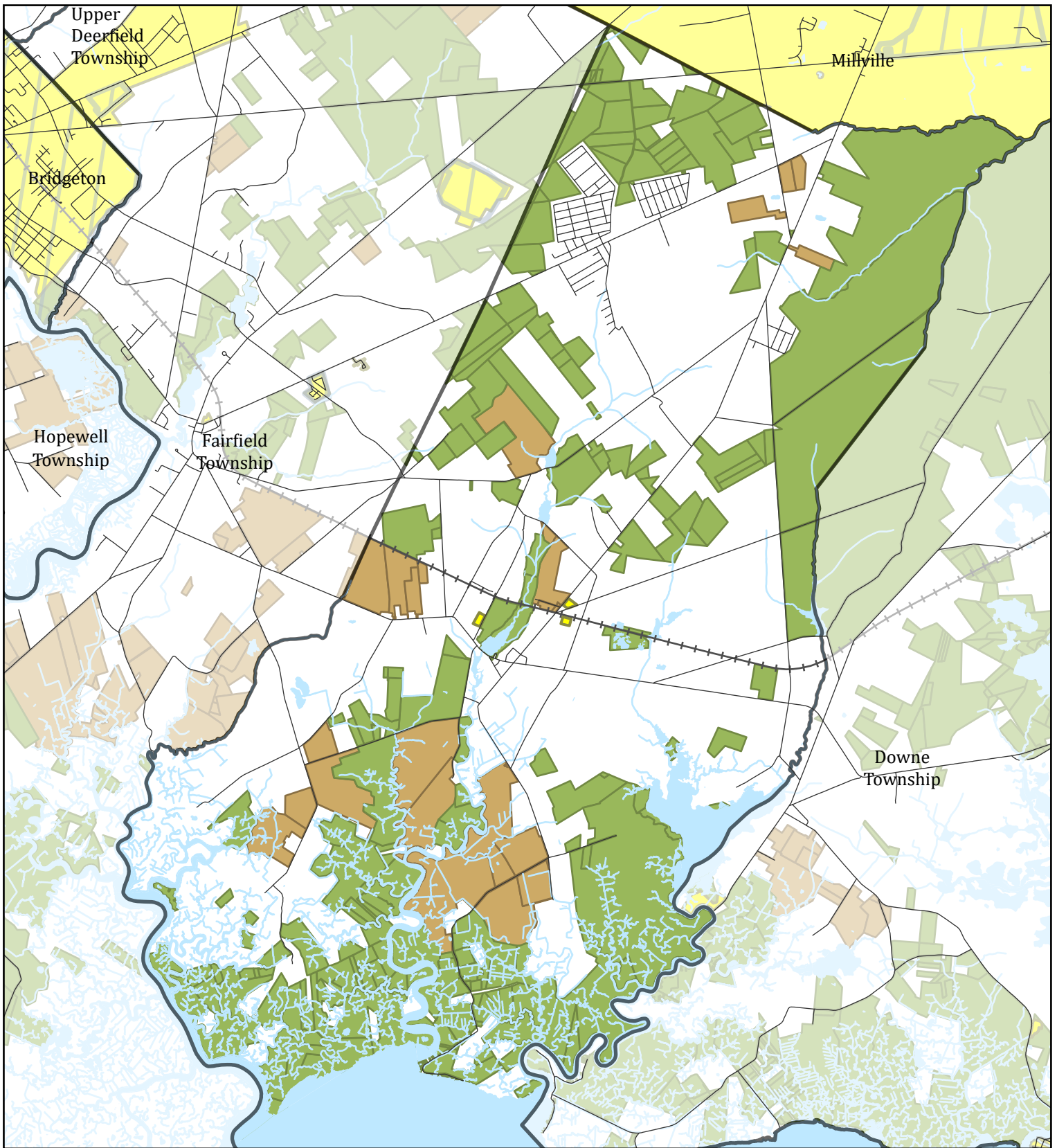
Township of Lawrence, Cumberland County

- |  |                      |
|--|----------------------|
| FEMA Floodplains                               | Preserved Farmland   |
| Zone A, AE, AO: 100-Year Floodplain            | Preserved Open Space |
| Zone VE: 100-Year Floodplain with Wave Action  | Wetlands             |
| 0.2% Chance Annual Floodplain (500-Year Flood) |                      |
| Floodway                                       |                      |







0 1,000 2,000 Feet

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



# Utilities

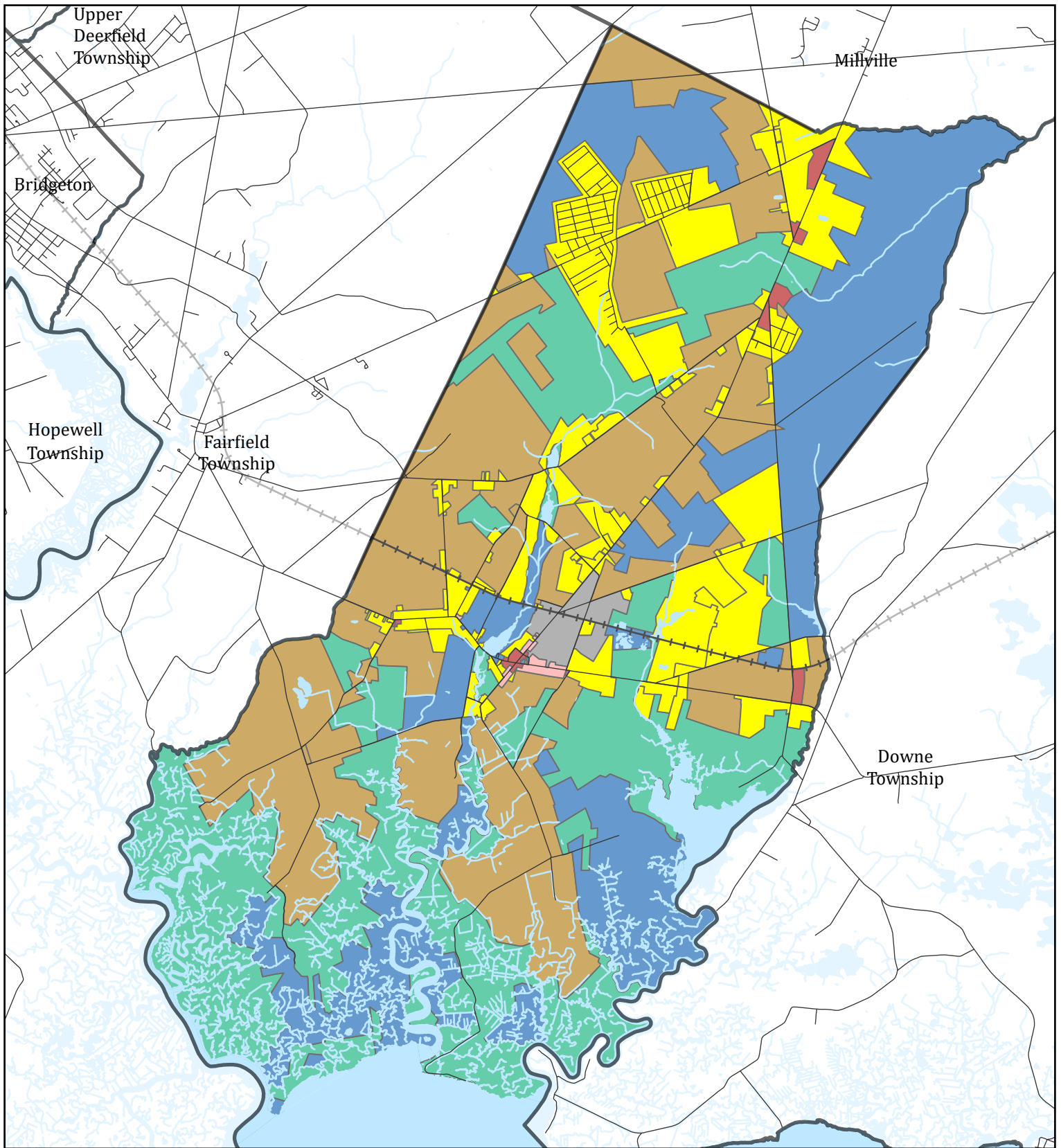
Township of Lawrence, Cumberland County

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



0 3,000 6,000 Feet

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



# Zoning








Township of Lawrence, Cumberland County

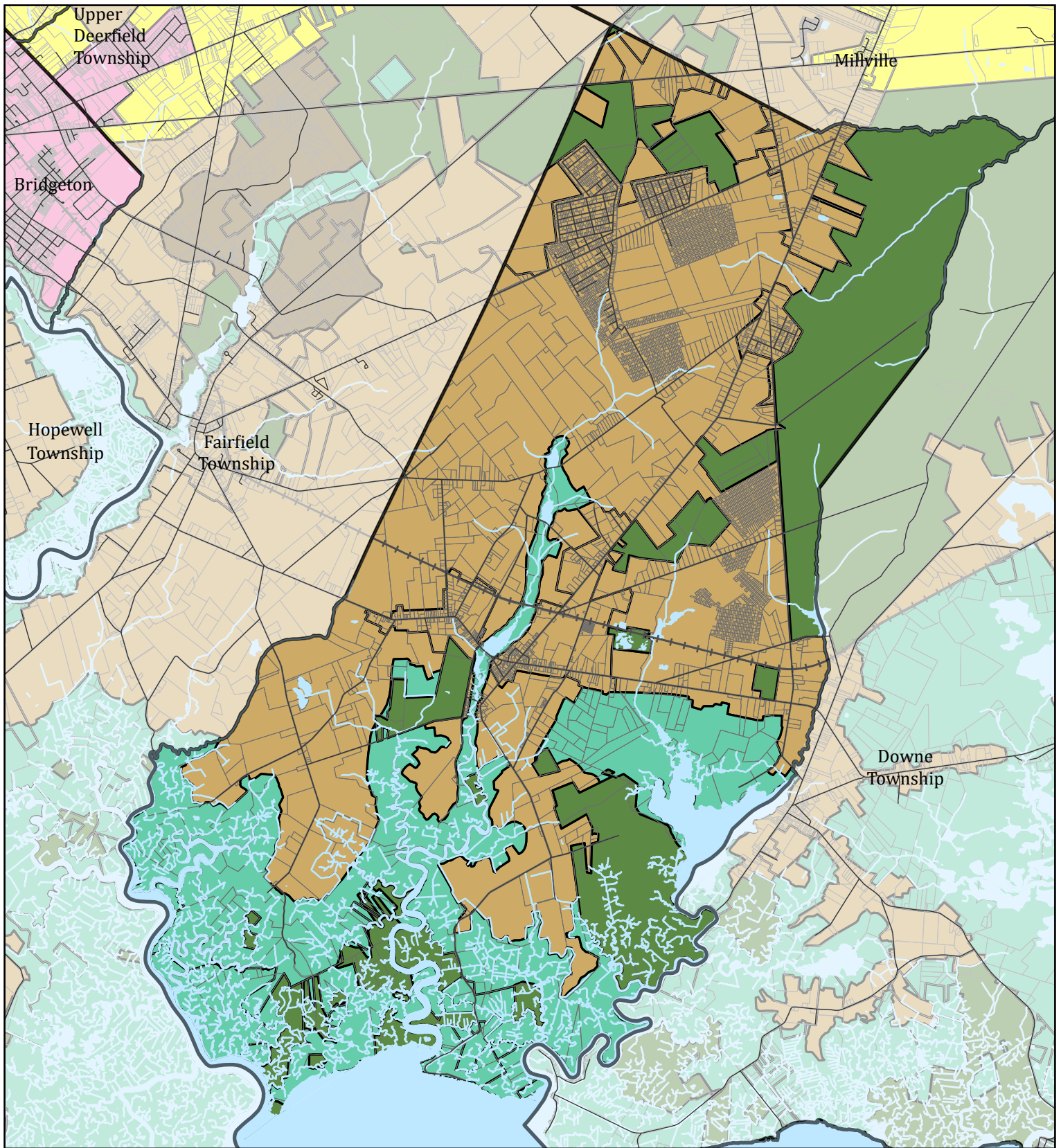


0 3,000 6,000 Feet

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

## Zoning Districts

- |  |   |
|--|---|
|  Agriculture  |  Mixed Use   |
|  Commercial   |  Public      |
|  Conservation |  Residential |
|  Industrial   |   |



# State Planning Areas

Township of Lawrence, Cumberland County

State Planning Areas - DRAFT

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

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



0 3,000 6,000 Feet

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



Category	Sub Goals	Planning Goals & Current Conditions	Assessment
<b>EQUITY GOAL</b>			
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 real discussion of equity
<b>CLIMATE CHANGE GOAL</b>			
Climate Change	Assess the likely climate change impacts of the master plans' land use, circulation, and housing elements Encourage decarbonization and nature-based carbon sequestration		No discussion of climate change or hazard mitigation. This is especially important to look at for a municipality like Lawrence.
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		The Township has been meeting with NJ Forest Fire to identify hot spots near Cedarville.
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)	Conservation areas in place over the wetlands and tidal lands in the CAFRA area and along Bayshore, and most major streams are identified and heritage priority sites	The wetlands, shore, and tidal lands are protected with a combination of CAFRA, NJDEP, Nature Conservancy, Cumberland County target areas, and protected agricultural wetlands.  NJDEP Blue Acres invested \$12 million to preserve bayfront properties and restore horseshoe carb/red knot habitat.  More detailed municipal-level conservation efforts have not been included although this does not appear necessary given how heavily protected the coastal and riverine areas are by other mechanisms.  There is an ordinance regarding floodplain development.
<b>NATURAL AND WATER RESOURCES GOAL</b>			
Habitat preservation	Utilize capital projects, redevelopment, brownfields, and municipality/county owned lands as opportunities to maximize habitat restoration  Identify and protect critical habitats and habitats of resident or migratory threatened & endangered species  Steer new development away from environmentally sensitive areas	Lawrence Township is home to ecologically valuable woodlands, wetlands and agricultural lands. These areas allow a diverse array of plants, animals and insects to flourish. It is a fundamental goal of Lawrence Township top protect its extensive environmentally sensitive lands. To that end, it is the objective of the Township to maintain or enact ordinances that promote the preservation of environmentally sensitive lands while accommodating land uses in those lands which are compatible with this objective  Woodlands around DeCarlo tracts are within conservation zone.  Would like to implement a plan which will prevent scattered development in non-residential areas of the community and prevent leapfrog type development in the economically viable regions of the community, along with maintaining ample open space	Township has clearly stated objectives to protect natural and water resources. These resources are at least partially protected by CAFRA, NJDEP, Cumberland County target areas, the nature conservancy, and farmland protection of wetlands used for agriculture.  Further protection is needed of certain woodlands which have been the targets of housing development.

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 &amp; 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>Lawrence Township's agricultural lands are a precious resource, which have long been an economic resource and now, in addition to their economic benefits, provide open space in a State characterized by sprawling growth. To that end, ordinances that protect and encourage farming should be enacted and maintained.</p>	<p>Plans clearly state goals to protect farmlands and accompanying ordinances have been passed to protect the right to farm and limit development in farming zones.</p> <p>Encourage participation in the County Farmland Preservation Program and the establishment of a Country Code Ordinance.</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 &amp; carbon monoxide hotspots and take all appropriate measures to address those hotspots</p>	<p>SJTPO has a study focusing on federal attainment standards</p>	<p>With the amount of forested area and preserved land acreage, the Township captures far more carbon than it produces.</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 &amp; other water-dependent ecosystems</p> <p>Identify locally important aquifer recharge areas, wellheads, headwaters, reservoirs, and other sensitive surface water resource systems and manage activities in areas containing, or adjacent to, these systems</p> <p>Use naturally functioning systems and nonstructural methods for stormwater management and flood control (Green Infrastructure) wherever practicable; otherwise design and construct adequate flood protection facilities</p>	<p>Would like to obtain federal assistance to formulate a plan of how to protect Bay Point area from flooding. Cumberland is handling wastewater management at the county level.</p> <p>Has adopted required flood ordinances.</p> <p>Watershed supplying Lawrence faces deficit. Important because the township is completely dependent on on-site wells</p> <p>Aquifers supplying town threatened by salt water intrusion, contamination from development, contamination from agricultural practices etc.</p> <p>Wetlands used heavily for farming, lands are protected as farmland preservation target</p> <p>Water protection is being accomplished with state and county level policies, nothing specific to Lawrence.</p>	<p>Watershed and water supply issues are being left to the county and the state. Lawrence does not have municipality level initiatives in place. Lawrence has recently adopted stormwater management plans and related ordinances.</p> <p>The Township's zoned areas for development avoid floodprone areas. Where residential does exist in proximity to floodprone areas, the structures and development patterns are historic.</p> <p>Where feasible, septic should be replaced by batch plants or sewer lines.</p> <p>Where feasible, drinking water should be provided by a water utility company. The north side of the Township has water service.</p> <p>Lawrence adopted update Stormwater Management regulations.</p>

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
<b>PROTECT THE ENVIRONMENT, PREVENT AND CLEAN UP POLLUTION GOAL</b>			
Brownfield Remediation	Give public resources and assistance priority to communities with well-thought-out brownfield redevelopment strategies 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		No mention of brownfield remediation although given the rural nature of Lawrence. However, Brownfield remediation/redevelopment may be appropriate at the old manufacturing facilities.
Waste Management & Recycling	Promote multi-jurisdictional planning, design, and siting of waste management and disposal facilities and self-sufficiency in waste management Decrease the size of the waste stream by reduction at the source, promotion of reusing materials, and development of markets for recycled goods Remove hazardous wastes from the solid waste stream Develop educational programs for residents		The Township utilizes the Cumberland County Authority for waste management and recycling services. The Township has a convenience center, which is trucked to The Authority.
<b>PUBLIC FACILITIES / INFRASTRUCTURE GOAL</b>			
Infrastructure Investment Priorities	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, The second-highest priority should be given to maintenance, repair, and system preservation of infrastructure 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 Coordinate infrastructure investments with those of surrounding and overlapping jurisdictions	Lawrence Township recognizes that municipal water and sewer projects may become necessary in the future and as a result of growth should be concentrated in existing residential centers Care must be taken to ensure that the Township is not forced into an economically difficult situation where the density of on-site disposal systems becomes a problem in limited areas, yet it is too costly to provide sewer services. The Township must continue to look into the possibility of sewers or some other type of waste disposal system for these areas.	Only discussion of infrastructure/investment is the acknowledgement of needing municipal water and sewer if growth of the villages continues. Allowance of windmills but no initiatives for other clean energy topics like EV's, solar panels etc.
Mobility & Equal Access	Provide greater accessibility to rail and bus transit systems/stops and improve mobility within neighborhoods 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 Emphasize the movement of people rather than the movement of vehicles by investing in public transportation and prioritizing the needs of pedestrians and bicyclists Establish a working partnership between transportation agencies, local governments and the private development community to strengthen the linkages between land use and transportation Enhance the movement of goods throughout New Jersey by investing in a comprehensive network for regional and interstate commerce 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		There is no public transportation in Lawrence Township. The Township is serviced by CATS- the Cumberland Area Transit System (a service of the County Office on Aging and Disability Service)- which provides bus transport to underserved populations. Nearly all roads in Lawrence Township are County Routes. The County is working to re-evaluate its transportation planning and encourage multi-modal design. SJTPO recently completed the Local Road Safety Plan for Cumberland County. The Township recieved a DOT grant for the installation of a bike lane.

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
Mobility & Equal Access (cont.)	<p>Promote market-based incentives to alleviate congestion (congestion pricing) &amp; utilize existing capacity (carpooling, public transit, telecommuting)</p> <p>Make appropriate transportation investments that consider seasonal demands and tourism</p>		
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>Ordinance under Section 13.18 allows for windmills in certain zoning districts. Addresses solar heating panels but not solar as an energy source</p>	<p>The Township encourages solar generation where feasible, energy efficient building construction, and personal electric vehicle charging stations.</p>
Public Health	<p>Lead abatement in older homes and drinking water infrastructure</p> <p>Improving obesity outcomes through a physical planning framework that encourages active living choices, programs that address food deserts, and public education on health &amp; wellness</p> <p>Relocating air polluting facilities to more suitable locations, and / or mothballing them</p>	<p>Would like to build a proposed health station.</p>	<p>State to provide assistance and resources in preparing Health Food Systems Master Plan Elements in Cumberland County.</p>
<b>HOUSING GOAL</b>			
Housing	<p>Municipal master plans and development regulations should provide a reasonable balance between residential and other land uses, to achieve sensible ratios between housing and jobs, housing and retail, housing and open space, and housing and other uses; different housing types, to address the full range of housing needs and preferences (different age groups, income levels, mobility options, and lifestyles); and housing costs, with an emphasis on quality affordable housing, housing tenures, and residential arrangements.</p> <p>Encourage &amp; support housing maintenance</p> <p>Promote innovative public/private partnerships for housing development and redevelopment</p> <p>Coordinate the siting of housing with the State Plan, the provision of community services, and employment opportunities</p> <p>Prohibit discriminatory lending practices and promote and enforce fair lending practices</p> <p>Encourage the adaptive reuse of obsolete commercial, industrial, and civic buildings for housing.</p>	<p>Traditionally, Lawrence Township has been characterized by housing stock related to farming activities as well as a mixture of homes reflecting the Township's rich heritage of residents from a diverse variety of economic and social groups. Lawrence Township seeks to continue to provide a full range of housing concentrated in the Township's two historically identified centers. Fair share allocation from 3rd round is 26 units which they had not met. Housing in the municipality is relatively affordable</p> <p>Large portion of housing is old.</p> <p>Most housing development has been in wooded areas and around Center Grove, neither of which have center-qualities</p>	<p>Efforts to concentrate housing in the pre-existing villages.</p> <p>The Township is not participating in the current Round of affordable housing as there has been minimal new construction in the Township over the years.</p> <p>Old housing stock but no housing rehabilitation plan/assistance in place.</p>

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
<b>ECONOMIC GROWTH GOAL</b>			
Economic Development	<p>Identify and target those economic sectors with the greatest growth potential and public benefit</p> <p>Provide skills training, leadership counseling and training, and financial assistance, including microloans, to small business enterprises, with special targeting of women and minority groups.</p> <p>Promote the retention and expansion of existing businesses, home-based businesses, the relocation of businesses from other states or abroad, and the creation of new businesses</p> <p>Enhance domestic tourism</p> <p>Provide support to the State’s Main Streets, Special Improvement Districts, and Business Improvement Districts</p> <p>Provide adequate capital facilities, whether publicly or privately owned or maintained, in line with capital plans to meet desired economic development objectives</p> <p>Encourage the clustering of compatible industries in ways that reduce natural resource consumption and minimize industrial waste and pollution</p> <p>Promote the creation and expansion of businesses that use raw materials from renewable sources including recyclable materials</p> <p>Promote planning, investment, and maintenance of maritime facilities and public-use airports</p>	<p>Cedar Grove lacks commercial services needed to support residential area. Lawrence wants to encourage limited business development in the area.</p> <p>Lawrence is not a major site of employment and due to rural nature will likely not ever become one</p> <p>In Cedarville there is a Center Business zone to be a general commercial area, limited commercial activity thus far.</p>	<p>Lack of commercial hubs but this is appropriate given the rural nature of Lawrence. Efforts to encourage limited business development where housing is concentrated although this does not seem to have panned out yet.</p> <p>Ordinances to protect farming and farm land. No further assistance programs in place to support the farming industry.</p> <p>Expansion of PA3 where appropriate to provide residential and commercial stability.</p>
<b>ARCHEOLOGICAL, HISTORIC, CULTURAL, SCENIC, OPEN SPACE, AND RECREATIONAL VALUE GOAL</b>			
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 &amp; manage important forest resources and maintain &amp; expand existing urban canopies</p>	<p>To preserve its open space and woodlands, Lawrence Township seeks to limit growth in traditionally agricultural areas and seeks to limit the loss of woodlands</p>	<p>Township clearly acknowledges desire to preserve woodland open space and is working to concentrate housing development away from it. Some areas of woodlands are within nature conservancy.</p> <p>No mention of recreational, historic, or cultural resources. May not be any given the township's rural nature but it would be better if Lawrence could clearly document that this is the case.</p> <p>Over 43% of the Township's tax base is preserved, with the majority (nearly 6,900 acres) preserved by the NJDEP as Wildlife Management Areas.</p>

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
Historic & Cultural Resources	Identification and protection of historic areas, historic sites, historic landscapes, archeological sites, and scenic corridors  Support museums, libraries, interpretive centers and archives, and other public buildings as repositories of past culture and showcases for contemporary culture		Township has historic clusters of development.
<b>REVITALIZATION GOAL</b>			
Revitalizing & Recentering Older Centers and Underutilized Urbanized Areas	Correct the phenomenon of communities that exhibit Center-like features adopting inappropriate suburban models  Reinvestment should make areas less auto-oriented, more pedestrian-friendly, and more interconnected to improve mobility  Redevelopment plans should reintroduce Center-like features & beautify public spaces  Reverse interventions that have erased natural features and integrate any recoverable natural features into redevelopment	Promote a mix of agricultural, residential, commercial, and industrial uses within the village of Cedarville  Encourage the development of Center Grove as a diverse center with limited business uses which are consistent with the needs of the surrounding areas  There are two villages, Cedarville and Cedar Grove. Cedarville was previously approved as a Village Center.  Wants to create redevelopment plan for properties on Factory Road.	Lawrence clearly states wanting to achieve a balance of land uses and encourage concentrated development around pre-existing villages. No detail on what is being done within the villages to make them more center-like.  Mention of wanting redevelopment in underutilized parcels around Factory Road but no programming in place to do so.
<b>SOUND AND INTEGRATED PLANNING GOAL</b>			
Comprehensive Planning	Integrate planning with neighboring municipalities, the county, regional bodies, and statewide planning initiatives  Ensure that land use patterns encourage the goals of the state plan including reducing sprawl, improving walkability, mixing uses, and protecting natural features  Apply design principles to create and preserve spatially defined, visually appealing, and functionally efficient places in ways that establish a recognizable identity, create a distinct character, and maintain a human scale	Land use mostly consistent with the State Plan PA Areas of PA4 and PA 5 except for some industrial development outside of Cedarville.  Conservation goals of Lawrence work in tandem with those of the County.  Most land on Downe border is owned by NJDEP. Border with Fairfield and Millville generally matches where residential vs conservation/agricultural uses are zoned.  Lawrence Township's goal is to maintain the unique mix of agricultural, commercial, light industrial, recreational, residential, and ecological lands uses essential for a dynamic rural community.	Efforts to preserve farmland, conserve natural ecosystems, and concentrate development.  Planning is on par with the State Plan and with surrounding municipalities.