

Cross Acceptance Response Template
Prepared for the
Township of Maurice River

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

This document was discussed with the Maurice River Township Cross-Acceptance Subcommittee on March 26, 2025, and presented to the Maurice River Township Planning Board on May 7, 2025. Changes were made to this document to reflect those conversations.

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

SECTION 1: CONSISTENCY WITH THE PRELIMINARY STATE PLAN

Municipal Documents

Master Plan, adopted April 2000

- Goal, Objectives & Vision
- Background Features, including Natural and Cultural Features
- Future Land Use Plan
- Housing Element
- Conservation Element
- Relationship to Other Plans

Master Plan Reexamination Report, adopted February 2013

Master Plan Reexamination Report, adopted February 2024

Open Space and Recreation Plan, adopted 2015

Redevelopment Plans

- Ackley Garage Redevelopment, September 2014
- Sapello Foundry Redevelopment, September 2014
- Town Wide Rehabilitation, June 2018

Environmental Resource Inventory- 2015

Zoning Map, adopted October 2005

Zoning Ordinance, adopted May 2000, as amended through June 2024

Note: Maurice River Township received Plan Endorsement on March 1, 2023. Plan Endorsement resulted in refinement to the Township’s Center Boundaries, Nodes and Planning Areas. The designated Centers and Nodes are effective for a period of 10 years. The following chart details the Name, type, and expiration date of Centers and Nodes in Maurice River Township.

Maurice River Township - Centers and Nodes		
Type	Name	Expiration
Node- Commercial	Mauricetown Station	March 2033
Node- Commercial	Leesburg-River Road- South	March 2033
Node- Commercial	Dorchester- North	March 2033
Node- Commercial	Penny Hill- Central	March 2033
Center- Designated Village	Port Elizabeth	March 2033
Center- Designated Village	Dorchester-Leesburg	March 2033
Center- Designated Village	Heislerville	March 2033

Areas of Inconsistency- Goals/Objectives

Equity

The Township's Master Plan discusses themes of equity as it relates to creating and improving public access to waterways. However, the Township could strengthen themes of equity throughout their Master Plan to align more with the State Plan.

- The Township will work to incorporate equity language into the Climate Change Hazard Vulnerability Assessment.
- The State should provide resources to assist municipalities in becoming consistent with this goal of the State Plan.

Climate Change

Through the Plan Endorsement Process, the Township added goals and objectives to their Master Plan concerning Climate change and Coastal/Riverine Corridor. However, the Township could include more information regarding extreme heat and decarbonization. It should be noted that a large portion of the Township's forested lands are located within Pinelands jurisdiction.

It's important to note that the 2023 Master Plan Reexamination Report recommends the Township adopt a revised Land Use Plan Element which would include the Climate Change Related Hazard Vulnerability Assessment.

Future Master Plan revisions should also look to include recently completed studies at the County, including:

- SJTPO Hazard Vulnerability Framework, May 2024
- Cumberland County Hazard Mitigation Plan, August 2022

The Township is consistent with the Statewide Electric Vehicle Law (P.L. 2021, c. 171). DCA, and the Model Municipal EV Ordinance¹.

The Township has concerns related to the NJDEP REAL and PACT legislation, as it relates to elevation projections. The Township feels this legislation has requirements that are too dramatic from existing conditions and have drastic implications on economic development and the viability of existing communities.

- The State to create a home elevation program for vulnerable communities to raise homes to the mandated base flood elevation as required by FEMA and NJDEP.

Natural and Water Resources

The Township's Master Plan is consistent with the State Plan's goals and objectives related to habitat preservation, agriculture and food production, air quality, and water quality.

The Township falls within the jurisdiction of CAFRA and Pinelands and is subject to those natural protection rules. In addition, more than 50% of the Township consists of preserved open space, most of which is owned by NJDEP.

The Township also participates in the County's Farmland Preservation Program.

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

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

Pollution and Environmental Clean Up

The Township's Master Plan is somewhat aligned with the Goals of the State Plan concerning Pollution and Environmental Clean Up.

Brownfields- The Township's Master Plan notes that the sand mines would serve as good opportunities as future redevelopment and brownfield remediation areas.

While not explicitly stated in the Township's Master Plan, the Township has a Hardware/Gas Station in Delmont and Brown's Getty Station in Dorchester that are in the process of being remediated. The Ackley Site and Sapello Site remediation are nearly completed.

- 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.

It should be noted that the Cumberland County Authority provides Trash and Recycling services to all municipalities in the County, which includes Maurice River Township.

Public Facilities/Infrastructure

The Township's Master Plan is in agreement with the Infrastructure Goals of the State Plan.

Infrastructure Investment Priorities- The Township's Master Plan seeks to improve cellular and internet coverage in the Township and create wi-fi hot spots.

- State to provide assistance and information related to potential programs and funding that can serve to improve cellular and internet coverage in rural parts of the state, such as Maurice River Township.
- State to assist the Township with flood mitigation projects, especially along roadways that also serve as hurricane evacuation routes, such as Route 47.

Mobility and Equal Access- Maurice River Township's goals are aligned with the subgoal of mobility and equal access. The Township's Master Plan include goals related to public parking facilities, improving access to roadways that support business opportunities, maintain and extend bicycle routes, working with NJ Transit to provide year-round public transportation, balancing transportation improvements with the existing community, and alleviating seasonal shore-bound traffic.

- State to provide funding/assistance to Maurice River to meet these initiatives.

Capital Improvements- 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.

- The Township seeks to provide regional sanitary sewer to portions of Leesburg, Dorchester, and Port Elizabeth, requiring State and Federal permitting and assistance.

Clean Energy- The Township's Master Plan does not include specific goals or objectives related to clean energy.

Public Health- The Township's Master Plan could incorporate more details related to public health to better align with the State Plan. Specifically, lead abatement, improving obesity and relocating air polluting facilities could be addressed in a Food System Master Plan Element.

- 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 Maurice River 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.

During the Township's Plan Endorsement process, the State reduced and concentrated the Township's Centers where higher density housing would be more appropriate, provided sewer infrastructure could be extended, or a package treatment plant be accommodated. All other lands in the Township are PA 5: Environmentally Sensitive, where higher density housing is not consistent with the goals and objectives of the State Plan or is located in the Pinelands. In the Pinelands, the Township has limited areas for housing as there is no sewer infrastructure and the depth to groundwater precludes alternatives which would support the infrastructure necessary for higher density housing.

The Township is in the process of conforming with the rules and regulations of the State's 4th Round of Affordable Housing. However, the lack of developable land area leaves little to no areas for the Township to fully invest into good economic development, of which the tax ratables would offset the costs of new housing growth. It is a circle; the State buys up land or restricts it out of development but then mandates housing diversity and affordable housing in areas that cannot reasonably accommodate the housing through both infrastructure needs and fiscally responsible development.

- While Maurice River does not have an existing Rehabilitation Obligation, the State should look into creating a state-wide home rehabilitation program utilizing the State Affordable Housing Trust Fund. There are many existing units in the Township that would benefit from such a program.

Economic Growth

Maurice River Township's local policies are aligned with the Economic Growth goals and objectives of the State Plan. Specifically, the Township's goals are focused on ecotourism, promoting commercial activity complimentary to tourists shore bound, and maintaining and enhancing the maritime industry.

Given the Township's lack of available and developable land areas from either environmental constraints, or as a result of open space preservation, the Township has limited availability for good economic development.

- State to streamline the permitting process, especially as it relates to NJDEP permits and its procedures which often impede economic development initiatives in the Township. An educational component would be helpful, in addition to revising the timeline to produce quicker communications.
- Assistance is needed from the State to implement these goals.
- 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's local policies are aligned with the Archeological, historic, cultural, scenic, open space and recreation goals of the State Plan.

Scenic, Recreational & Open Space Resources- The Township's Master Plan seeks to provide recreational opportunities throughout the Township and expand existing parks where appropriate to meet the needs of the residents. The Township also seeks to create new and improve existing public access points. The Township also continues to work with the County on trail initiatives.

Historic & Cultural Resources- The Township's Master Plan has a goal of promoting cultural resources and historical heritage of the Township. The Township seeks to work with State and Federal entities to protect endangered historic sites, such as the East Point Light house, which has been a point of contention in recent months. Port Elizabeth, Bricksboro and Dorchester were identified by SHPO in 1993 as potential historic districts during a survey of historic resources in the Pinelands. The Dorchester Shipyard was identified as an eligible historic district in 2023.

Revitalization

The Township's policies are supportive of the State Plan's Revitalization Goal. During the Township's Cross Acceptance Process, the Township created Nodes and Centers, where economic, business, and residential growth is encouraged.

Sound and Integrated Planning

The Township's local policies are aligned with the State's Plan goal of Sound and Integrated Planning. The Township seeks collaboration for many aspects of improving the built environment. The Master Plan Reexamination Report recommends compatible architecture standards for new development and encouraging growth within designated nodes and centers.

Planning Area Assessment

How do Planning Areas suit current and future needs

The Township of Maurice River is located in PA 5: Environmentally Sensitive Planning Area and State Parks designation. Maurice River Township also has 4 commercial nodes and 3 designated villages (centers). All nodes and centers are approved through the year 2033.

The Township remains committed to pursuing the expansion of the recently approved Center's to recapture the areas which were approved in 2000 and discussed in the 2000 Master Plan as part of the Village Corridor. The Township understands, as is expressed in the 2024 Master Plan Reexamination Report, that there are land areas in the Village Corridor that should remain undeveloped. However, the most recent Plan Endorsement process has shrunk the existing villages and increased the area of undevelopable land.

Should the existing Centers and Nodes expire in Maurice River Township, it's recommended that the underlying Planning Areas be changed to PA3: Fringe- as these are areas where there are existing homes, businesses, and communities that would greatly benefit from the extension of infrastructure (sewer, water, internet, etc.)

It is recommended that the large tracts of permanently preserved open space, such NJDEP-owned 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 that are Vulnerable to Flooding

Around the Maurice River- check SJTPO Hazard Vulnerability Framework Data for local flooding areas based upon topography.

- NJDEP/FEMA on going study for Cohansey/Maurice River watersheds- nearly all of the County is within the study area boundaries.

Open Space Plan/Open Space Tax

The Township of Maurice River adopted an Open Space and Recreation Plan in 2014. The Township does not have an Open Space Trust Fund.

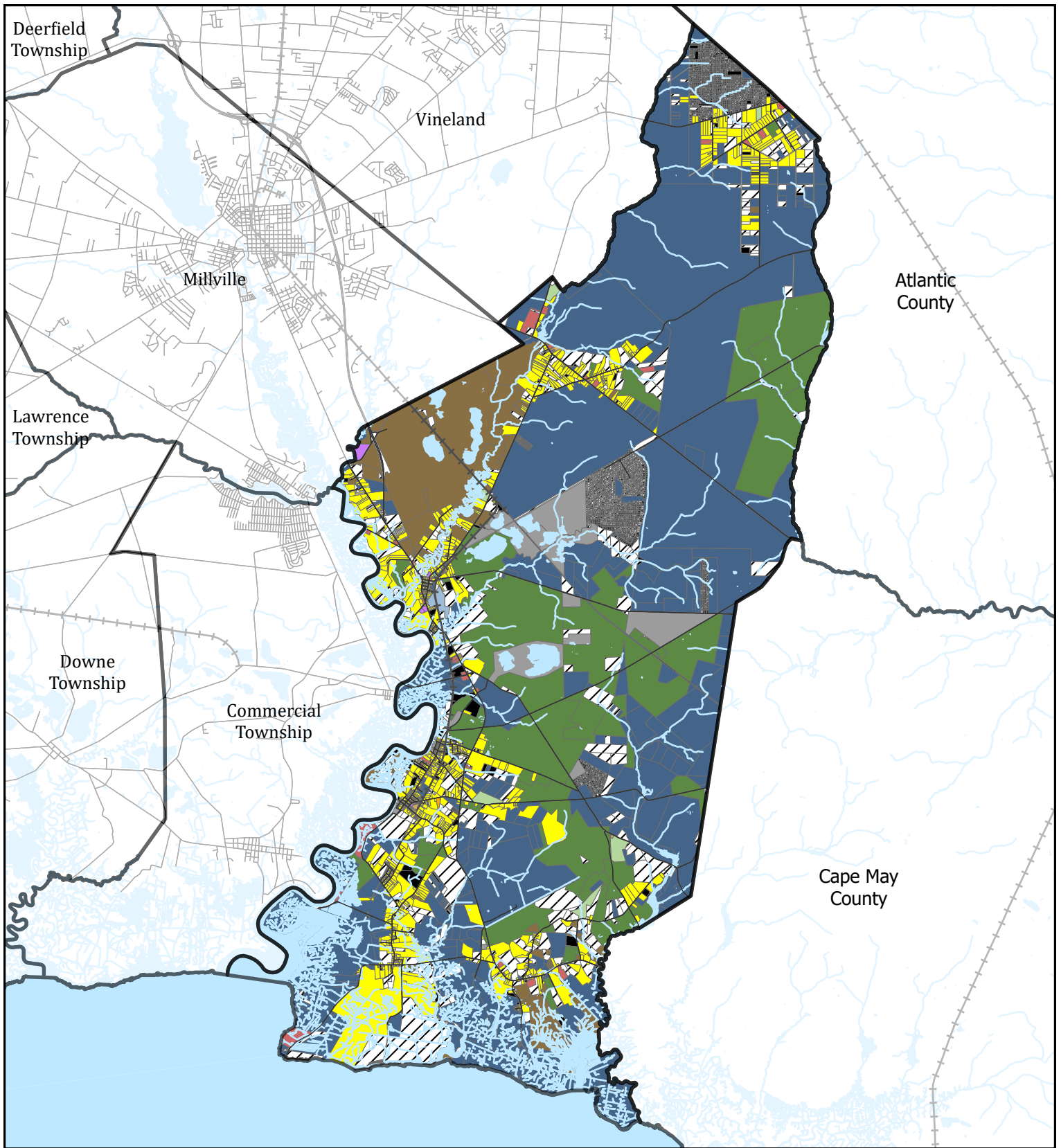
Cumberland County has an Open Space Trust Fund that can be used for the acquisition of open space and development easements in accordance with farmland preservation rules and regulations.

Sustainable Jersey Participation / Environmental Commission

The Township of Maurice River is a registered municipality in the Sustainable Jersey program. The Township has an Environmental Committee, but it is not active. CU Maurice River, Partners of the Delaware Estuaries, and the American Littoral Society are active environmental groups in the Township.

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





- Economic development opportunities are limited in the Township given the environmental constraints and regulatory implications at the State. Further, the State continues to purchase land for open space, which includes upland/non-constrained areas, hindering available and potential sites that could be utilized for future businesses.
- The permitting process at the State, especially as it relates to NJDEP, is cumbersome- in both requirements and timeline.
- Given the Township's unique location and the number of vehicles that pass-through on the way to the shore, the Township is limited in capturing that potential economic activity. Further, the Township expresses frustration with the Hurricane Evacuation Routes that assist shore-bound traffic that are subject to flooding.









Existing Land Use

Township of Maurice River, Cumberland County

Existing Land Use (2025)

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

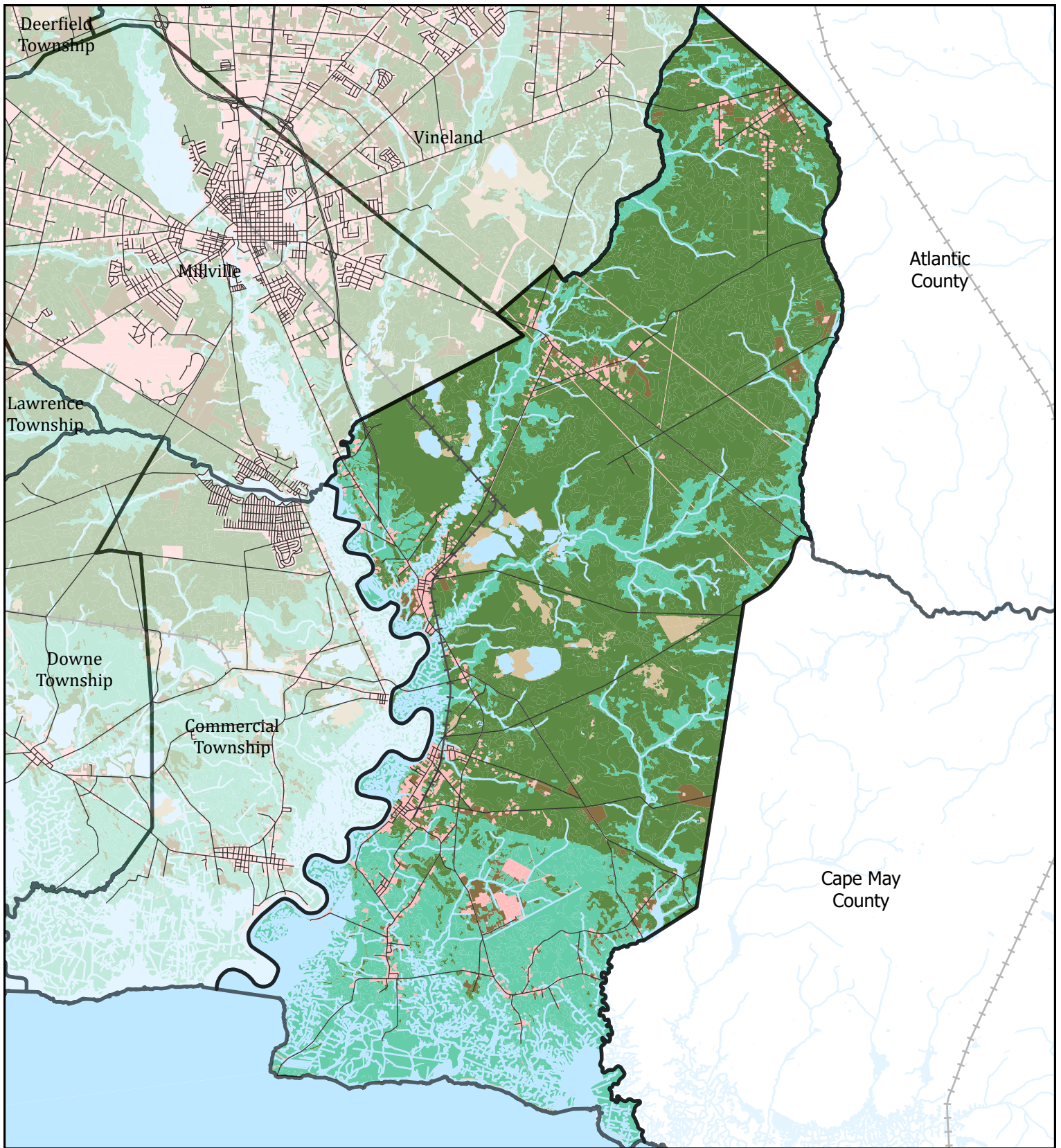
-  Commercial
-  Industrial
-  Apartment
-  Railroad
-  Public School
-  Private School

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



0 5,000 10,000 Feet

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



2020 Land Use Land Cover

Township of Maurice River, Cumberland County

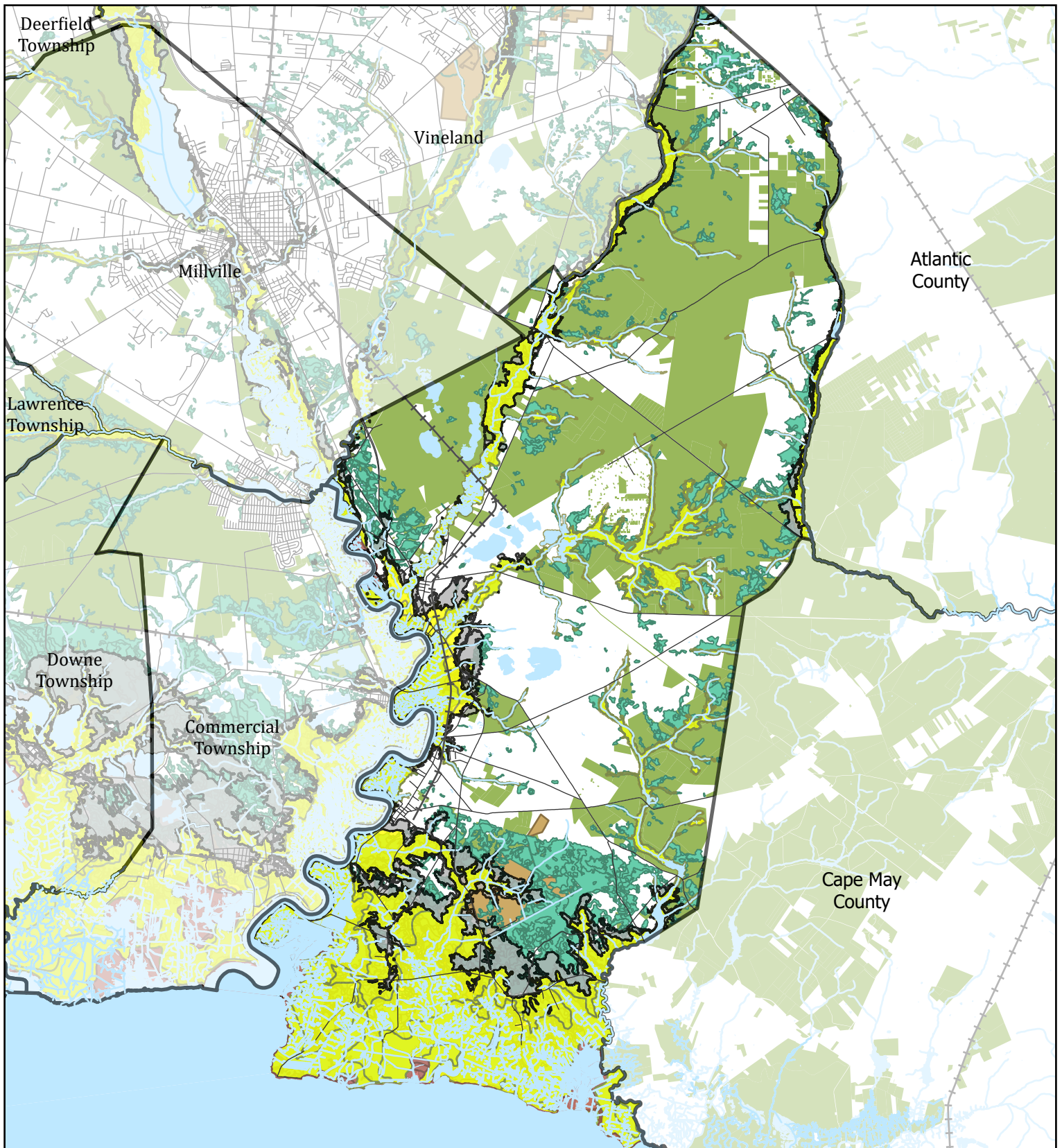


0 5,000 10,000 Feet

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 Maurice River, 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

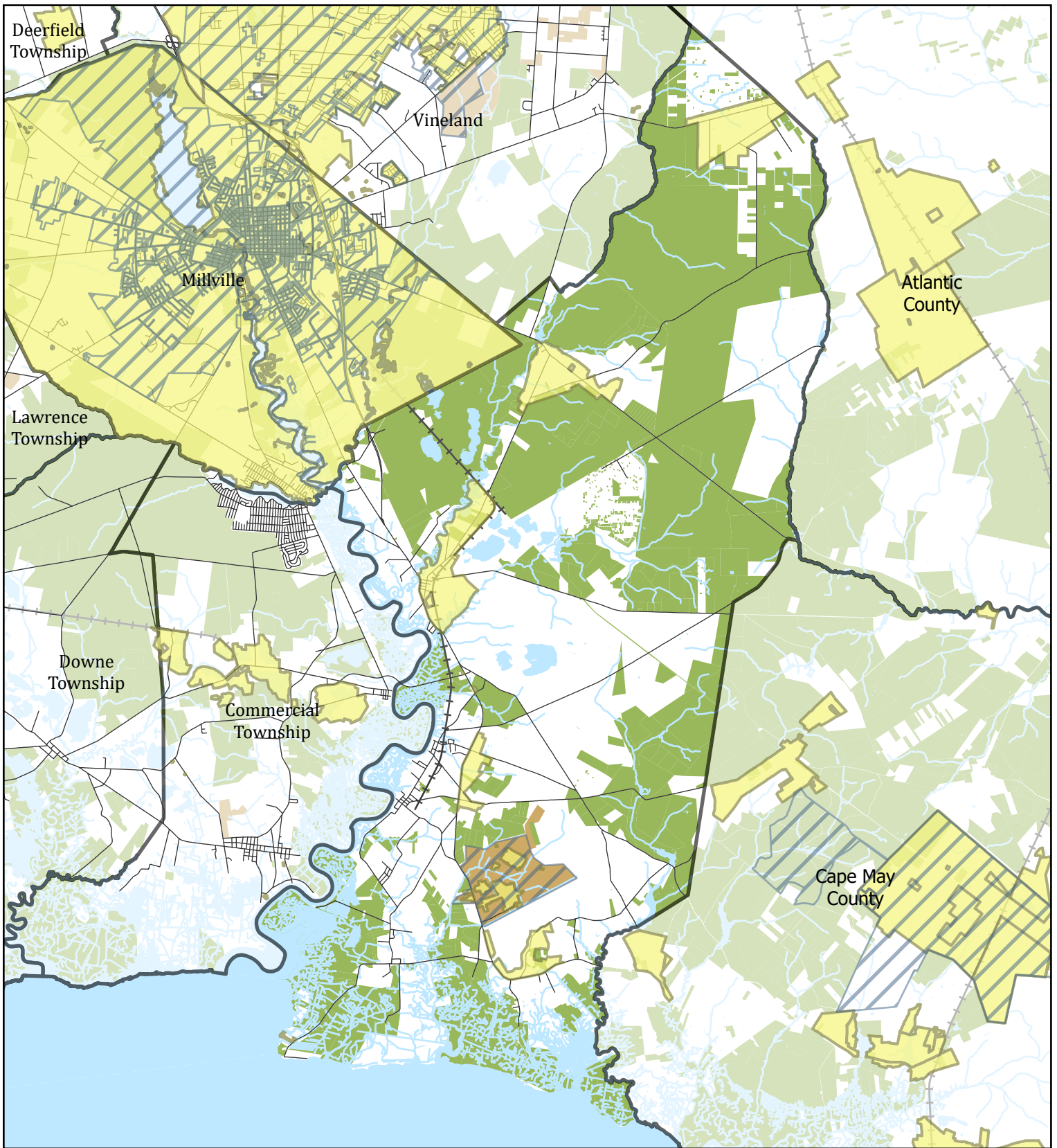
 Preserved Open Space

 Wetlands



0 5,000 10,000 Feet

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







Utilities

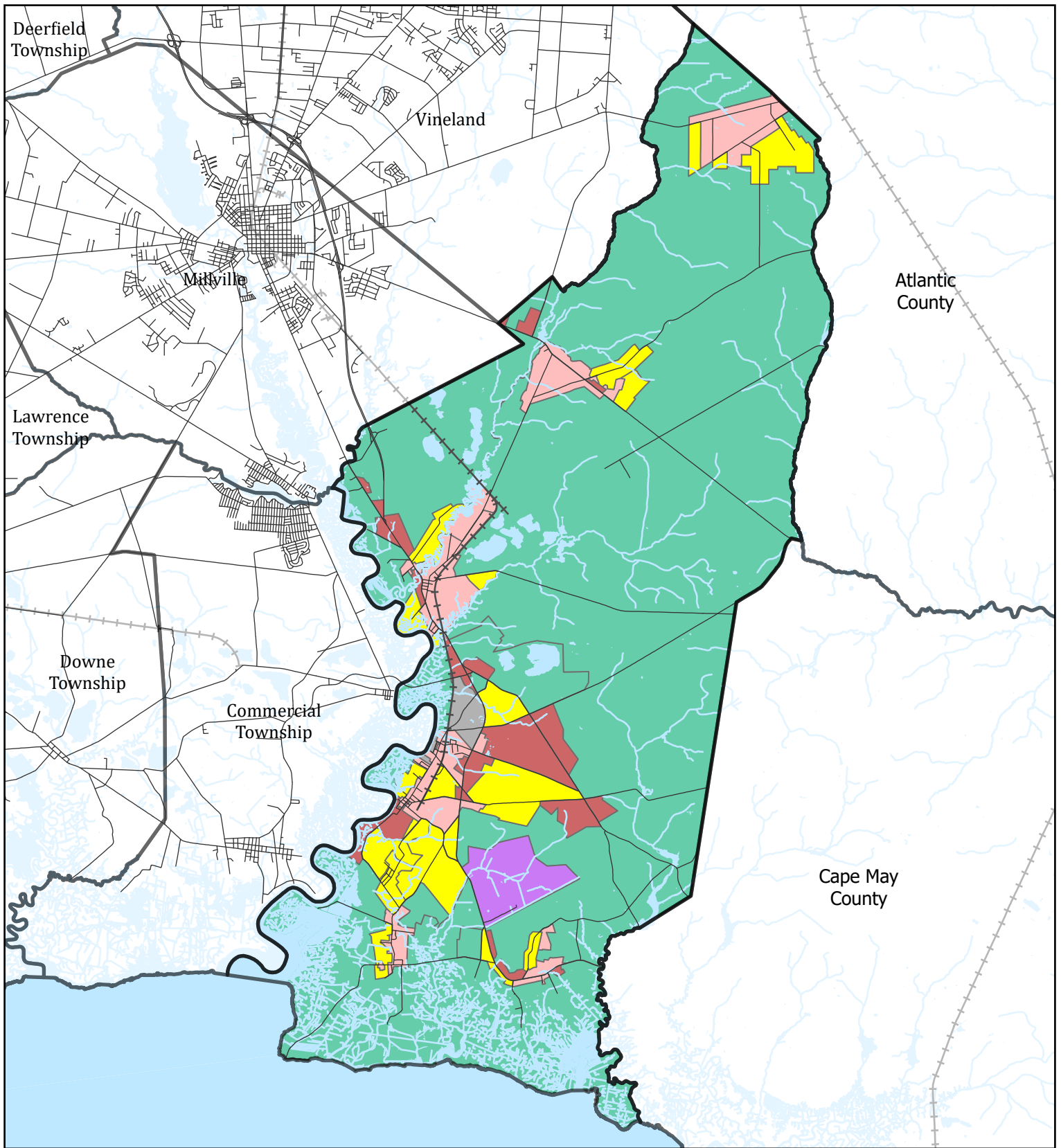
Township of Maurice River, Cumberland County



0 5,000 10,000 Feet

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

-  Water Purveyor Service Area
-  Sewer Service Areas/NJPDES Permits
-  Preserved Open Space
-  Preserved Farmland



Zoning

Township of Maurice River, Cumberland County

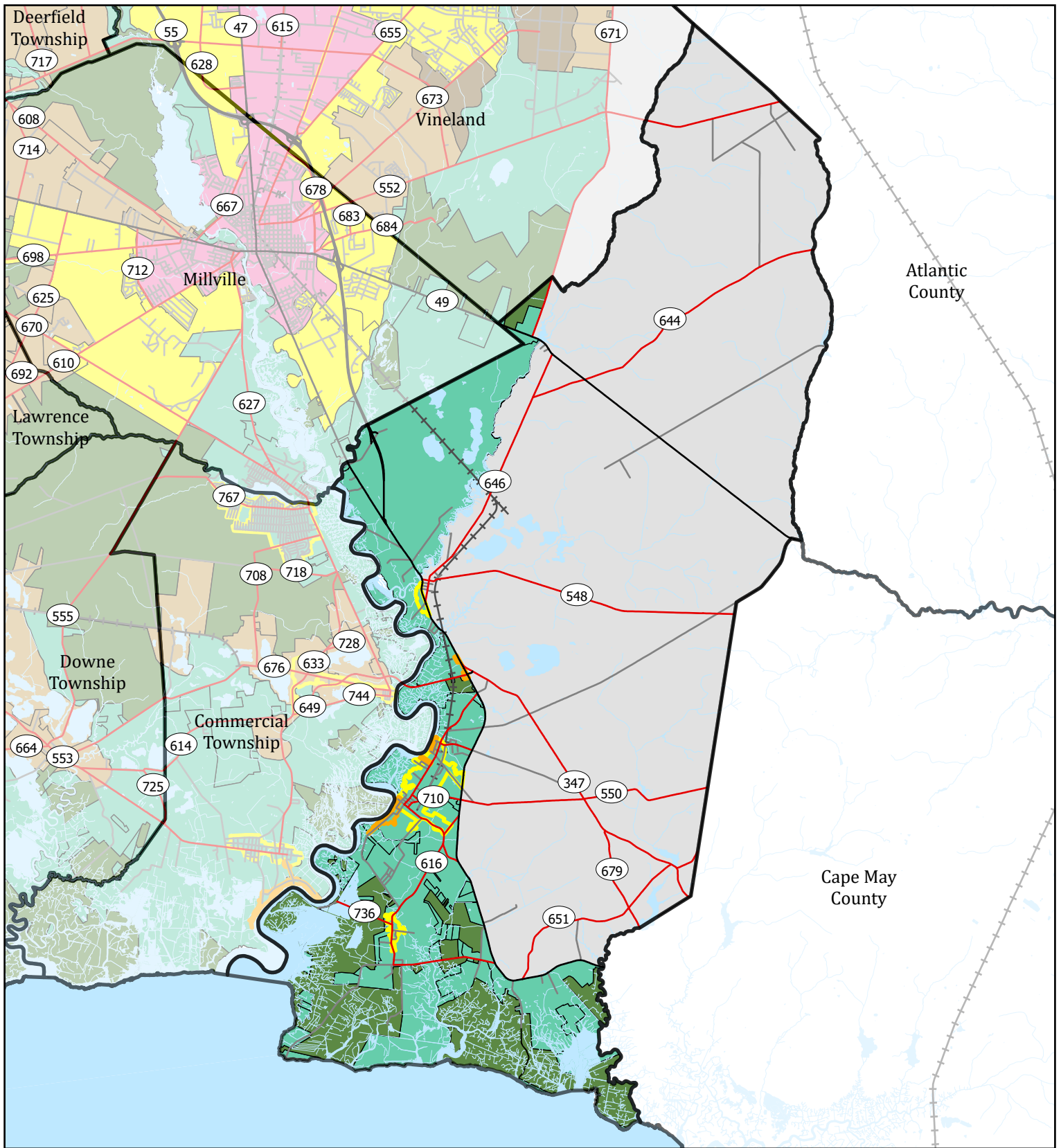


0 5,000 10,000 Feet

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

Zoning Districts

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



State Planning Areas

Township of Maurice River, Cumberland County



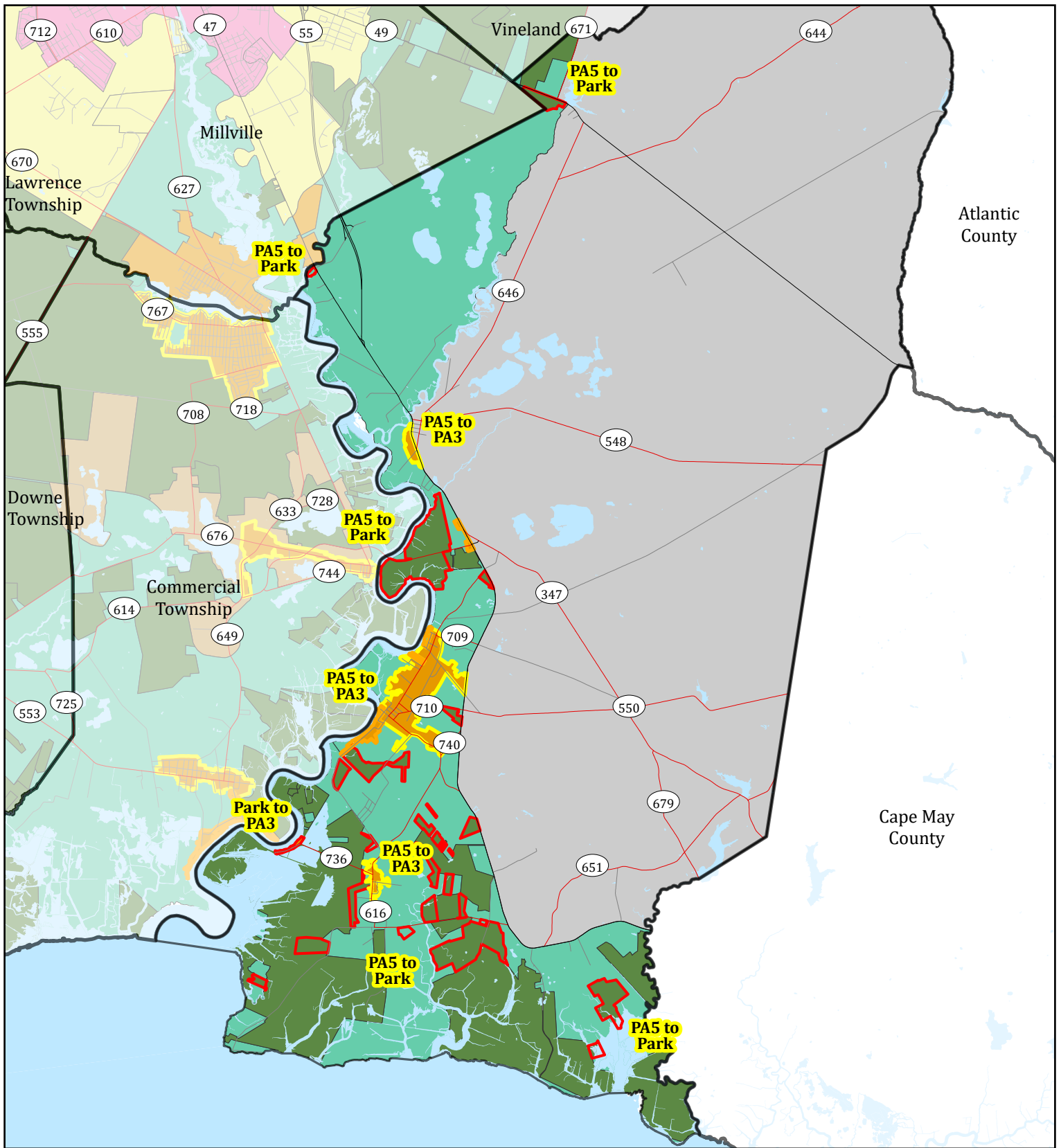
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Source: Cumberland County GIS,
NJDEP, NJOGIS, NJOIT
May 2025

State Planning Areas

- PA1: Metropolitan
- PA2: Suburban
- PA4: Rural
- PA4B: Rural Environ. Sensitive

- PA5: Environ. Sensitive
- State Parks/Open Space
- Pinelands
- Designated Nodes (effective)
- Designated Centers (effective)















Assessment and Inconsistency

Township of Maurice River, Cumberland County



0 4,500 9,000 Feet

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

- | | |
|--|--|
|  Revised Planning Areas |  PA2: Suburban |
|  Designated Centers (effective) |  PA3: Fringe |
|  Designated Nodes (effective) |  PA4: Rural |
|  PA1: Metropolitan |  PA4B: Rural Environ. Sens. |
|  Proposed Planning Areas |  PA5: Environ. Sens. |
| |  State Parks/Open Space |
| |  Pinelands |

MAURICE RIVER TOWNSHIP

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	Develop new and improve upon the existing public access points to the waterways in the Township.	More information on equity efforts could make the alignment stronger.
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	Recognize and address the impact future global warming will have on the Township.	Resiliency and climate change-informed planning are important for the future of the Township. In the Reexam, Township recommends including a CCRHVA, and Conservation Element incorporating any resiliency planning, and a Sustainability Element. Goals are in line with the State Plan, but more information could be included related to heat and decarbonization. The Township has major concerns related to the pending NJDEP REAL and PACT legislation as it relates to the elevation projections and requirements. The Township feels this requirements are too dramatic from existing conditions, especially in communities in like Maurice River.
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)	Continually monitor the actual sea level rise to evaluate the regulations and identify any modifications that may be appropriate. Work with the County and State agencies to review and elevate roadways that habitually flood such as Glade Road, Mauricetown Causeway approach to the Mauricetown Bridge, Main Street in Dorchester and Route 47 in Bricksboro and any other area prone to flooding. Primary focus should be given to the evacuation routes for the Township and the Southern Cape May Region. Update stormwater regulations and design standards to account for higher rainfall amounts consistent with regulations adopted by NJDEP and Pinelands Work with State and Federal agencies to study and construct flood protection measures along the Delaware Bay shore and other areas where property is subject to storm tidal flooding such as Bricksboro.	
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	Protect wetlands, woodlands, stream corridors and beach areas from inappropriate development. Protect wildlife. Buffer environmentally sensitive areas from development. Maintain the existing development pattern of primarily forest land, open space and other low intensity uses east of Route 47.	Township places protection of natural resources high on priority list. Protection of its natural resources supports economic/ecotourism activities. Township is within CAFRA and Pinelands and is subject to those natural resource protection rules. More than 50% of the Township is permanently preserved open space.

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>		The Township also participates in the County's Farmland Preservation Program.
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>		Township places protection of natural resources high on priority list. Protection of its natural resources supports economic/ecotourism activities. Township is within CAFRA and Pinelands and is subject to those natural resource protection rules.
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>Conserve utilization of water resources.</p> <p>Require environmental controls on development to limit the impacts of land clearing, grading, septic systems and stormwater runoff and to conserve water.</p>	Township places protection of natural resources high on priority list. Protection of its natural resources supports economic/ecotourism activities. Township is within CAFRA and Pinelands and is subject to those natural resource protection rules.

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>	<p>Require sand mine property to be maintained as a usable and productive land resource for post-mining land uses. Continue to work with the Pinelands Commission, NJDEP, and other state agencies to create opportunities for active recreation on former mining sites</p>	<p>Township has sand mining areas as good opportunities for current and future redevelopment/ brownfield remediation. The Township has a Hardware/Gas Station in Delmont and Brown's Getty Station in Dorchester that are in the process of being remediated. The Ackley Site and Sapello Site remediation are nearly completed.</p>
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's Master Plan includes little to no information on waste management. However, the Cumberland County Authority provides Trash and Recycling services to all municipalities in the County, which includes Maurice River Township.</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>Provide and encourage opportunities to create improved cellular and internet coverage throughout the developed portions of the Township. Create wi-fi hotspots for convenience to residences, businesses, and visitors. Work with the County and State agencies to review and elevate roadways that habitually flood such as Glade Road, Mauricetown Causeway approach to the Mauricetown Bridge, Main Street in Dorchester and Route 47 in Bricksboro and any other area prone to flooding - primary focus should be given to the evacuation routes for the Township and the Southern Cape May Region.</p> <p>Providing regional sanitary sewer service to those portions of Leesburg, Dorchester and Port Elizabeth that are mapped as being within a Future Sewer Service Area of the Cumberland County Wastewater Management Plan.</p>	<p>Infrastructure goals are aligned with the State Plan.</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 public parking at various locations so that township residents can park their vehicles and access NJ Transit bus service, and if feasible incorporate electric vehicle charging stations.</p> <p>Improve access to Route 55 and Route 347 for business opportunities along "old" Route 47.</p> <p>Maintain and extend the existing bike routes within the township and work with neighboring municipalities on interconnecting bike routes.</p>	<p>Mobility goals are aligned with the State Plan. Addition of bus stops along Route 47 in Spring of 2025- appearance of increased ridership.</p>

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
Mobility & equal Access (cont.)	<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>Work with NJTransit to maintain the existing year-round public transportation along Route 47 and to expand public transportation to the local villages and businesses areas within the Township. Participate in discussions of options and alternatives to southern completion of Route 55 into Cape May County.</p> <p>Require transportation improvements to be sensitive to the existing community settings.</p> <p>Encourage alternatives to Route 47 and Route 55 for shore bound traffic to relieve congestion around Port Elizabeth and Bricksboro.</p>	<p>Mobility goals are aligned with the State Plan.</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>More information could be included on clean energy goals/objectives.</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>More information could be included on public health goals/objectives.</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>Meet the housing needs of the local population. Identify zoning districts where new construction can meet affordable housing requirements. Continue the trend for the majority of new housing to be individual, owner-occupied single-family dwellings.</p> <p>Encourage rehabilitation and restoration of vacant and underutilized buildings and properties. Renovate existing substandard housing stock. Return abandoned houses to the available housing stock.</p>	<p>Rehabilitation and utilization of the existing housing stock is aligned with the goals of the State Plan, as best as it can be. Given the lack of infrastructure, the Township does not have the ability to provide for a variety of housing types, which are recommended by the State Plan.</p> <p>The Township's 2025-2035 affordable housing obligation includes a present need of 0 and a prospective need of 8 units. Township is participating in the 4th Round of Affordable Housing, accepting State numbers, which will include Prior Round obligations.</p>

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
Housing (cont.)	<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>To serve the multi-family rental market, the conversion of large dwellings should be considered before new rental complexes are constructed.</p>	<p>Given the lack of infrastructure (ie. water/sewer) in the Township, the cost associated with new sewer or package treatment plants that can accommodate higher density housing is often prohibitive.</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>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>Tap the shore traffic passing through the Township on state highways as a market for local business. Encourage new business and commercial development along “old” Route 47 to attract and serve customers from the shore traffic using Route 347. Have Township residents make full use of employment and business opportunities generated by the prison facilities located within the Township.</p> <p>Use the township’s natural and cultural resources as a basis for sustainable economic development opportunities such as ecotourism. Make the Township a visitor destination, using small town rural atmosphere and natural resources such as the Pinelands and Maurice River as attractions. Use the benefits of ecotourism to offset the impacts of environmental regulations on the community. Protect the access to the Maurice River and its natural opportunities for river-related activities for recreation and ecotourism like marinas, fishing industries, and boat yards</p> <p>Work with the Pinelands Commission to improve upon the existing commercial zoning districts located along Route 347 by reducing restrictions and improving development opportunities as appropriate and where feasible. This would include encouraging the expansion of infrastructure such as electric and gas, to service the existing business zone.</p>	<p>Economic growth goals are focused on ecotourism, promoting commercial activity for people going to the shore, and maintaining/enhancing maritime uses. These goals are in line with the State Plan.</p>

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
Economic Development (cont.)	Promote planning, investment, and maintenance of maritime facilities and public-use airports	Maintain, enhance, preserve and protect the maritime commercial uses along the Maurice River. Encourage the protection and continued viability of the existing maritime businesses in Matt’s Landing. Protect the access to the Maurice River and its natural opportunities for river-related activities for recreation and ecotourism like marinas, fishing industries, and boat yards.	
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, 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>Provide recreational opportunities for all areas of the Township whether passive or active. Expand the existing recreational parks and facilities where appropriate to meet the needs of the community. Develop new and improve upon the existing public access points to the waterways in the Township.</p> <p>The Township will continue to work with the County and property owners to implement the proposed trail systems and intends to create a rail to trail system.</p>	<p>Open Space Plan (2014) and the goals stated in the Master Plan Reexam (2024) support historic preservation and recreation/open space resources. The goals are in line with the State Plan.</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>Promote the cultural resources and historical heritage of the Township. Establish a local forum to address historical and cultural issues. Identify Historic Sites for preservation and protection which contribute to the Township’s historical heritage.</p> <p>Work with State and Federal agencies to protect endangered historic sites such as East Point Lighthouse.</p>	<p>Port Elizabeth, Bricksboro and Dorchester were identified by SHPO in 1993 as potential historic districts during a survey of historic resources in the Pinelands. The Dorchester Shipyard was identified as an eligible historic district in 2023.</p>

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
REVITALIZATION GOAL			
<p>Revitalizing & Recentering Older Centers and Underutilized Urbanized Areas</p>	<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>Encourage development within the Township’s designated Nodes and Centers.</p> <p>Encourage most future commercial, business and residential developments to locate in the exiting towns and villages along Route 47, Route 49, and Mays Landing Road.</p> <p>Encourage the redevelopment of the Township Recycling Center along Route 47 as a viable non-residential use which would provide a service to the Township and motorists along Route 47.</p>	<p>Future development and redevelopment is encouraged in certain growth areas in order to protect the natural areas of the Township.</p>
SOUND AND INTEGRATED PLANNING GOAL			
<p>Comprehensive Planning</p>	<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>Require new development to be architecturally compatible with the surrounding community.</p>	<p>Collaboration on roads and plans is demonstrated in many areas of the Master Plan Reexam. Compatible architecture standards are encouraged for new development. Growth is encouraged within designated nodes and centers.</p>