

Cross Acceptance Response Template

Prepared for the

City of Millville

Prepared by

Cumberland County

Department of Planning, Tourism & Community Affairs

In coordination with

City of Millville

This document was presented to the City of Millville Planning Board on June 9, 2025. The document was further revised to reflect the conversations and feedback received at the meeting.

Approved by the Cumberland County Planning Board on July 2, 2025.

SECTION 1: CONSISTENCY WITH THE PRELIMINARY STATE PLAN

Municipal Documents

Master Plan, 2005

- Community Facilities Plan Element
- Utility Service Plan Element
- Circulation Element
- Historic Preservation Plan Element
- Recreation Plan Element
- Conservation Element
- Economic Development Element
- Housing Plan
- Farmland Preservation Element
- Recycling Plan
- Land Use Plan Element

Stormwater Management Plan, 2006

Housing Element and Fair Share Plan, 2008

Environmental Sustainability Plan Element, 2009

Master Plan Reexamination, 2012

Transportation Study Final Report, 2013

Public Access Plan Draft, 2015

Land Use Plan Element, 2017

Coastal Community Vulnerability Assessment Report, 2017

James R. Hurley Industrial Park Redevelopment Plan, 2019

Center City Neighborhood Plan, 2019 (indeterminant adoption)

Master Plan Reexamination Report, 2025

Land Use and Development Regulations, 1990, amended through 2024

Stormwater Control Ordinance, 2021

Areas of Inconsistency- Goals/Objectives

Equity

The City's Center City Neighborhood Plan (prepared in 2019) addresses many equity concerns and provides strategies to address those issues. However, it is unclear whether the Center City Plan was adopted as part of the Master Plan. The City's Master Plan, including the 2025 Master Plan Reexamination Report, includes little information related to equity.

- The City to incorporate Equity into future planning efforts.

Climate Change

Millville's Master Plan includes themes related to the goals and objectives pertaining to climate change, hazard mitigation & extreme heat, as well as coastal areas & riverine corridors.

The City completed a Coastal Community Vulnerability Assessment in 2017, which focused primarily on flooding events but noted Millville's participation in regional Hazard Mitigation Plans. The City has also preserved waterfront property, Captain Joseph Buck Park, adjacent to Union Lake, where a waterfront trail is in the process of being constructed.

The City's 2025 Master Plan Reexamination Report includes summaries of studies completed at the County and Regional level, including:

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

The City is also compliant with the Statewide Electric Vehicle Law (P.L. 2021, c. 171). Millville adopted the Model Municipal EV Ordinance which is incorporated into the City's Land Development Standards.

The City will also review the Draft NJDEP Floodplain Management Ordinance¹ and work with NJDEP to adopt the ordinance to establish minimum standards consistent with State and Federal Law.

Natural and Water Resources

The State Plan includes 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 City has several open space properties that are preserved as a wildlife refuges. The City also has waterfront open space. The City also has several Wildlife Management Areas within Millville's border, including Buckshutem WMA, Menantico Ponds WMA, Millville WMA, Peaslee WMA, and Union Lake WMA. Non-profit owned open space consists of properties owned by the Nature Conservancy (Manumuskin River Preserve, Maurice River Bluffs), and the Natural Lands Trust (Peek Preserve), to name a few.

Agricultural Lands- Millville is not located in one of the County's Project Areas, which are designated areas of the County that are targeted for farmland preservation. However, there is one application that is being processed as a Direct Easement application through the State Agriculture Development Committee. The City is proposing to rezone additional properties to Agricultural Production through the 2025 Master Plan Reexamination Report.

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

¹ <https://dep.nj.gov/wlm/drec/flood-engineering/ordinances/>

- The City will coordinate with the County and SJTPO to identify and maintain compliance with federal air quality regulations.

Water quality- The City's Master Plan notes that the protection of natural resources is important. The City has a dedicated water purveyor and is compliant with their stormwater management ordinance.

- State to provide support to municipalities for Environmental/Natural Resource Inventories, which would include up-to-date information pertaining to water quality.

Pollution and Environmental Clean Up

The State Plan includes goals and objectives related to Pollution and Environmental Clean Up.

Brownfields- The City's 2025 Master Plan Reexamination Report includes an inventory of sites having known contamination. The City's Master Plan further recommends these areas be studied and potentially be redeveloped in accordance with the Local Redevelopment and Housing Law.

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

Waste Management & Recycling- The City's 2025 Master Plan notes changes made to their local ordinance related to recyclable materials. 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. The City utilizes Atlantic County Utilities Authority to collect trash weekly and recycling bi-weekly. The City also has a Clean Communities/Recycling Coordinator.

Public Facilities/Infrastructure

Infrastructure Investment Priorities- The City's Master Plan includes recommendations for infrastructure, including the need to improve the electric grid, a bustling downtown that supports the Levoy Theater, the Nabb Avenue extension, and also a parking study for the downtown. Improvements were made to the High School, and the NJ Department of Education approved a 5-year Long Range Plan for the schools in 2020. Renovations and expansion were made to the City Library, and a ribbon cutting was held in 2024.

Mobility and Equal Access- This sub-goal of the State Plan requires additional partnerships with adjacent municipalities, Cumberland County, SJTPO, and State Agencies. The City is served by NJ Transit Bus Routes, including the 313, 408, and 553 lines. These bus lines provide service to Atlantic City, Wildwood/Cape May, and north into Camden and Philadelphia. The city requires sidewalks along all streets in their Land Development Ordinance, however, the 2025 Reexamination Report recommends changes be made as waivers are often sought and granted by the Board. Millville is also serviced by the Cumberland Area Transit System (CATS), which is a shuttle service for vulnerable populations. The City was a key stakeholder in the SJTPO-led Bicycle and Pedestrian Safety Action Plan (2023), and in the Maurice River Corridor Study (2024).

Clean Energy- The City's Master Plan is consistent with the State Plan's objectives for Clean Energy. The Land Development Ordinance includes provisions related to solar energy, wind energy systems, and Electric Vehicle Charging Stations.

- 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 City's Master Plan does not include recommendations for Public Health. The City is consistent with lead abatement programs in older rental dwellings. The City has an extensive trail and park system, with multi-modal transportation options.

- 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.

Housing

The City's previous Master Planning efforts prioritize affordable housing for its residents and has been committed to meeting their obligations.

Millville is participating in the current Fourth Round for Affordable Housing and is in the process of conforming to those regulations. Based upon the DCA calculations, Millville's 4th Round Affordable Housing obligation consists of a Present Need (rehabilitation) of 132 units, and a Prospective Need (New) of 118 units. It should further be noted that the City has participated in prior rounds as an Urban Aid Community. The City utilizes CDBG funds for housing rehabilitation.

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

Economic Growth

Millville is consistent with the State Development and Redevelopment Plan's goals for Economic Growth, especially as its related to the Glasstown Arts District, increasing access to jobs and educational opportunities, and attracting businesses and retailers to the Downtown Business Districts, commercial corridors and industrial centers. The 2025 Master Plan Reexamination Report prioritizes development to the Airport Enterprise and Business Enterprise Zones. Additional development is noted to occur along Route 47 near the Route 55 interchange. The City has Opportunity Zones and participates in the State's Urban Enterprise Zone (UEZ).

- Any future Economic Development Plan for Millville 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

Scenic, Recreational & Open Space Resources: The City's Master Planning efforts are aligned with the goals for scenic, recreational and open space resources. The City has a goal related to protecting open space and critical habitats around the Maurice River. Investments have been made into the City's park system, especially as it relates to the Millyard Riverfront Walk, a multi-modal bicycling/pedestrian walkway. The City should consider preparing a comprehensive Open Space and Recreation Plan (OSRP) that includes goals and objectives, a catalog of existing preserved lands by ownership, existing and proposed multi-modal trails, and information pertaining to available community facilities used for recreation purposes. The OSRP could be a tool that the City could use to identify potential locations for new parks, bikeways, trails, etc. and also determine whether there are any needs for recreational services.

- State to continue to fund Green Acres projects for both land acquisition and park/trail development.

Historic & Cultural Resources: The City's 2005 Master Plan includes an inventory of historic structures as well as areas that could be potential districts. However, no ordinance has been adopted that incorporates design standards or model building guidelines for new development that would enhance the City's historic character in those areas.

- State to provide historic preservation assistance to rehabilitate historic structures.
- Future Master Planning efforts should include an updated comprehensive Open Space, Recreation, Historic, and Cultural Resource Plan.

Revitalization

The city has several areas designated as Areas In Need of Redevelopment or Rehabilitation. It should be noted that Cumberland County has a mural arts grant program funded through County's Cultural and Heritage Commission. Several projects have received funding in Millville, including the Airport Aviation Museum and City Hall.

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

Sound and Integrated Planning

The State Plan recognizes the need to utilize shared service agreements with adjacent municipalities and increase collaboration between municipalities and regional entities. The City also makes efforts through its zoning to preserve its character and balance land use appropriately.

Planning Area Assessment

How do Planning Areas suit current and future needs

The City of Millville is located entirely within several Planning Areas, including PA1: Metropolitan, PA2: Suburban, PA4: Rural, PA4: Environmentally Sensitive, and PA8: Stat Parks/Open Space.

The core of the City is within the PA1 category, surrounded by areas of PA2. The western quadrant of the City is located in PA4. The area along the Maurice River and to the east towards Maurice River Township is located in PA5. The Parks/Open Space categories are areas where there are Wildlife Management Areas.

It is recommended that the Planning Area boundaries become more aligned with patterns of existing development and areas where there is existing and proposed infrastructure. Specifically, portions of neighborhoods with small lots should be relocated from PA2 to PA1, as these areas have similar levels of density as their adjacent neighbors. Other areas should be relocated from PA4 to PA2, given development that has occurred and these areas have access to sewer/water infrastructure. Areas of the City where it is zoned residential, such as Laurel Lake, or commercial/industrial (along Route 49, Carmel Road, Sugarman Avenue, Route 47), are recommended to be changed from PA4 or PA 5 to PA3: Fringe. The Fringe Planning Area consists of areas targeted for development or where there is existing development that needs infrastructure. Further, state-owned open space should be reclassified as 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 Planning Areas 4: Rural or PA5: 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 provided there is available infrastructure. Areas classified as PA1: Metropolitan or PA2: Suburban should be targeted for redevelopment and revitalization, as needed.

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.

Cumberland County also identified areas susceptible to flooding in its Hazard Mitigation Plan (2022).

- 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 update to the FEMA flood maps.

Open Space Plan/Open Space Tax

The City of Millville does not have an Open Space and Recreation Plan, nor do they have a local Open Space Tax. However, the 2005 Master Plan includes information related to a Natural Resource Inventory.

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.

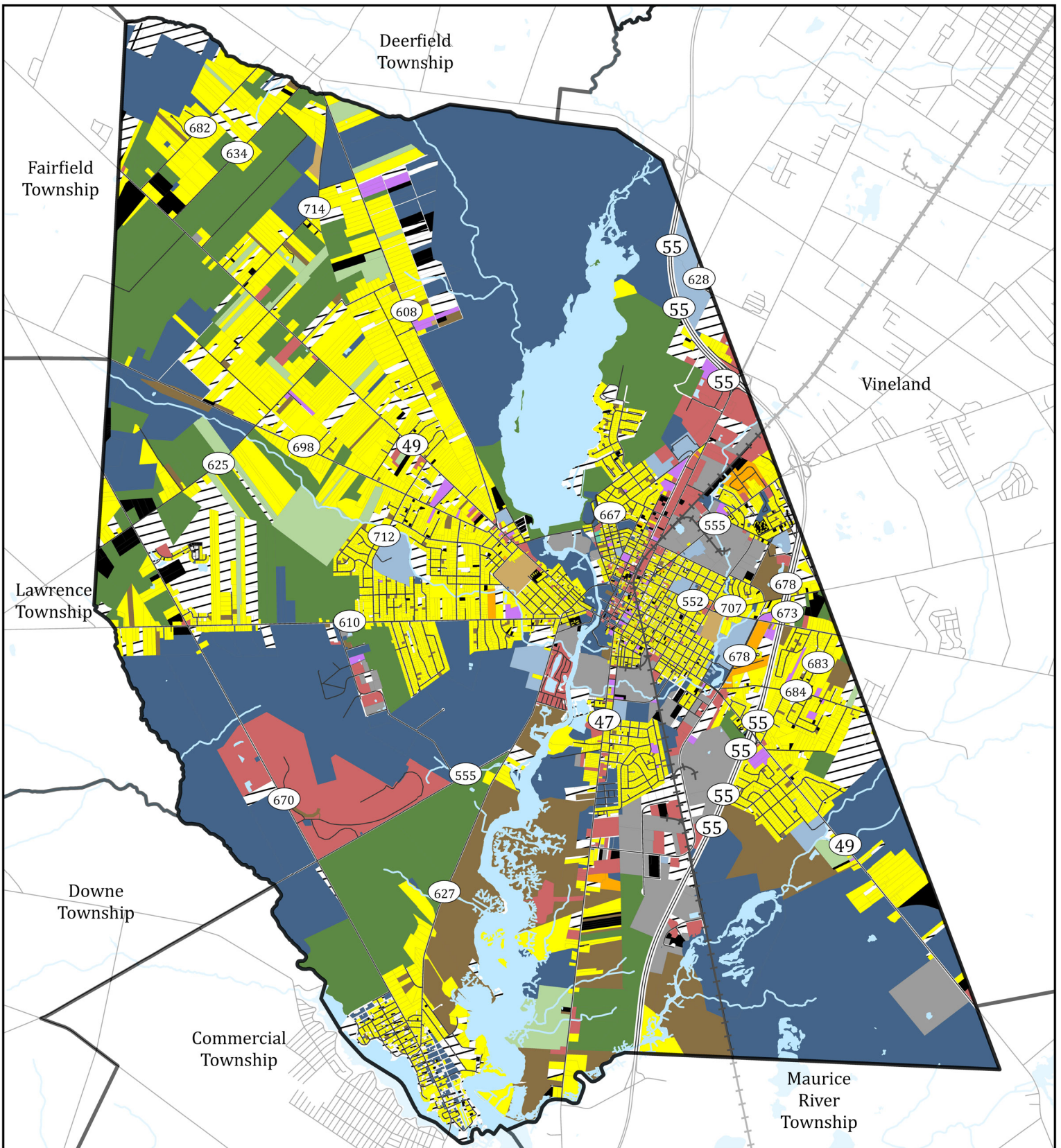
Sustainable Jersey Participation / Environmental Commission

The City of Millville does not participate in Sustainable Jersey, nor do they have a Green Team or Environmental Commission. The City does have a Shade Tree Commission.

Citizens United to Protect the Maurice River (CU Maurice River) is an active environmental group whose headquarters are located in downtown Millville. CU Maurice River is a nonprofit entity that is dedicated to protecting the watershed of the Maurice River, ensuring that current and future generations enjoy the environmental, recreational, cultural, and scenic resources of the Wild and Scenic River.

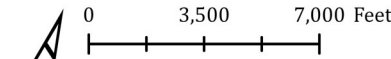
Three Most Important Local and Regional Land Use Planning Goals and Priorities

- Economic Development and the utilization of brownfields, including utility-scale solar over contaminated sites and parking lots.
- Infrastructure improvements, especially as it relates to the City's circulation, traffic infrastructure (ie. bridges), and parking, as well as increasing the capacity of utilities (ie. Atlantic City Electric). ACE capacity often hinders economic development initiatives (ie. data centers that support AI)
- Utilization of open space and recreation as it relates to access to trails and the waterfront. The city feels as though the Maurice River and Union Lake are underutilized and have the capability to support the maritime industry and recreational boating (both motorized and non-motorized).



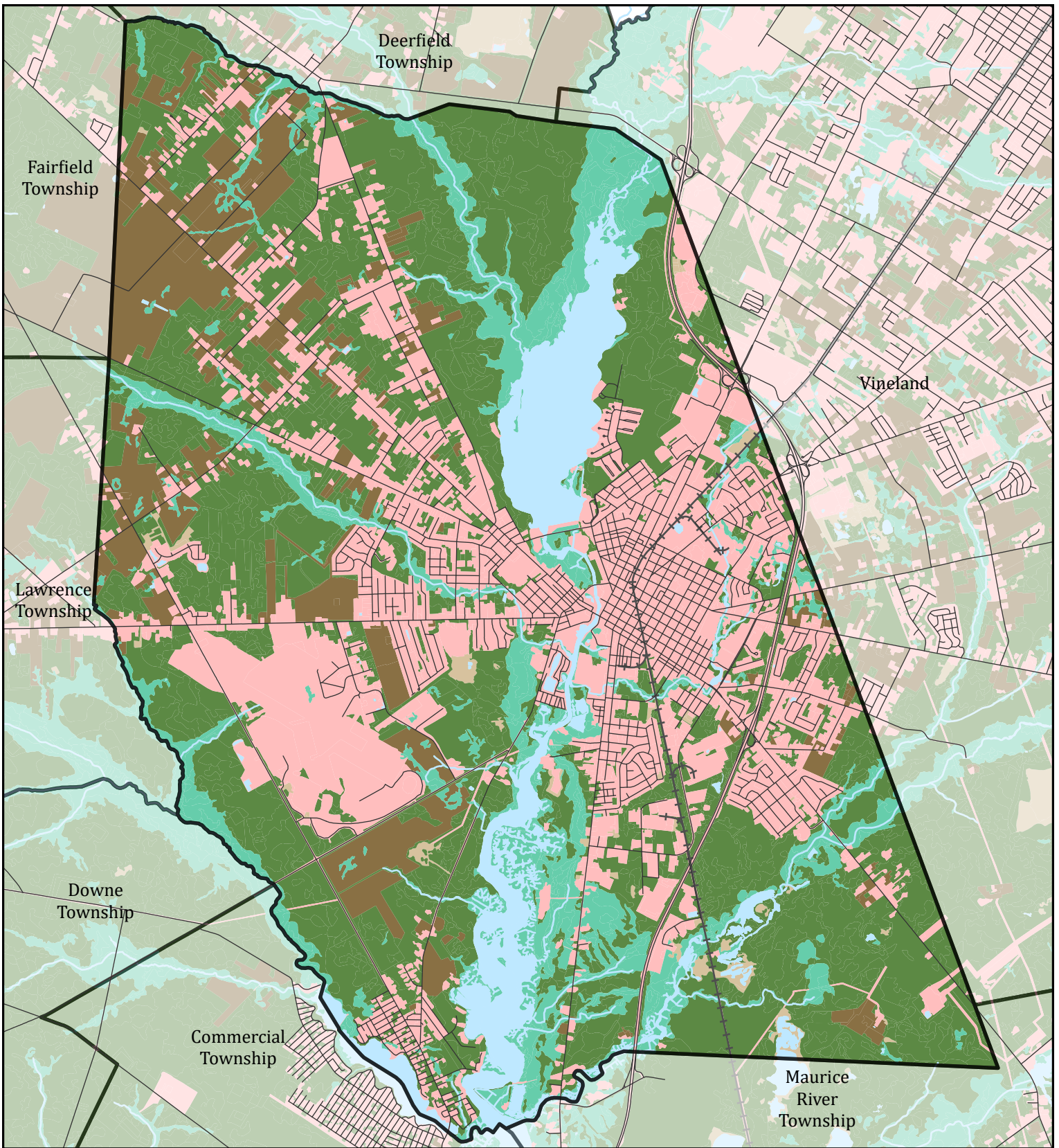
Existing Land Use

City of Millville, Cumberland County



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

Existing Land Use (2025)		Color Key			
	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

City of Millville, Cumberland County

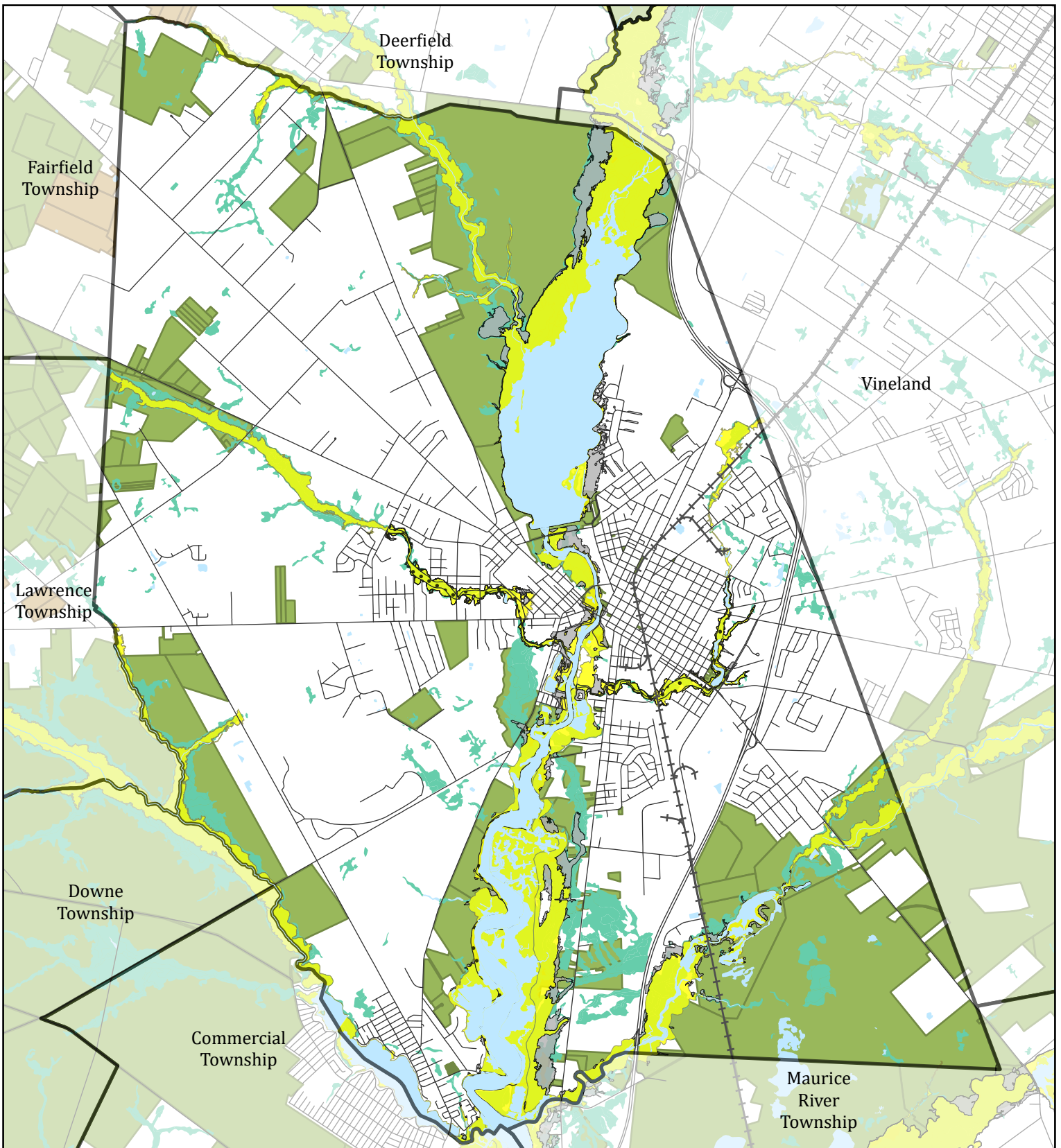
Land Use Land Cover (2020)

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



0 3,500 7,000 Feet

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



Environmental Features

City of Millville, Cumberland County

FEMA Floodplains

Zone A, AE, AO: 100-Year Floodplain

0.2% Chance Annual Floodplain (500-Year Flood)

Floodway

Preserved Farmland

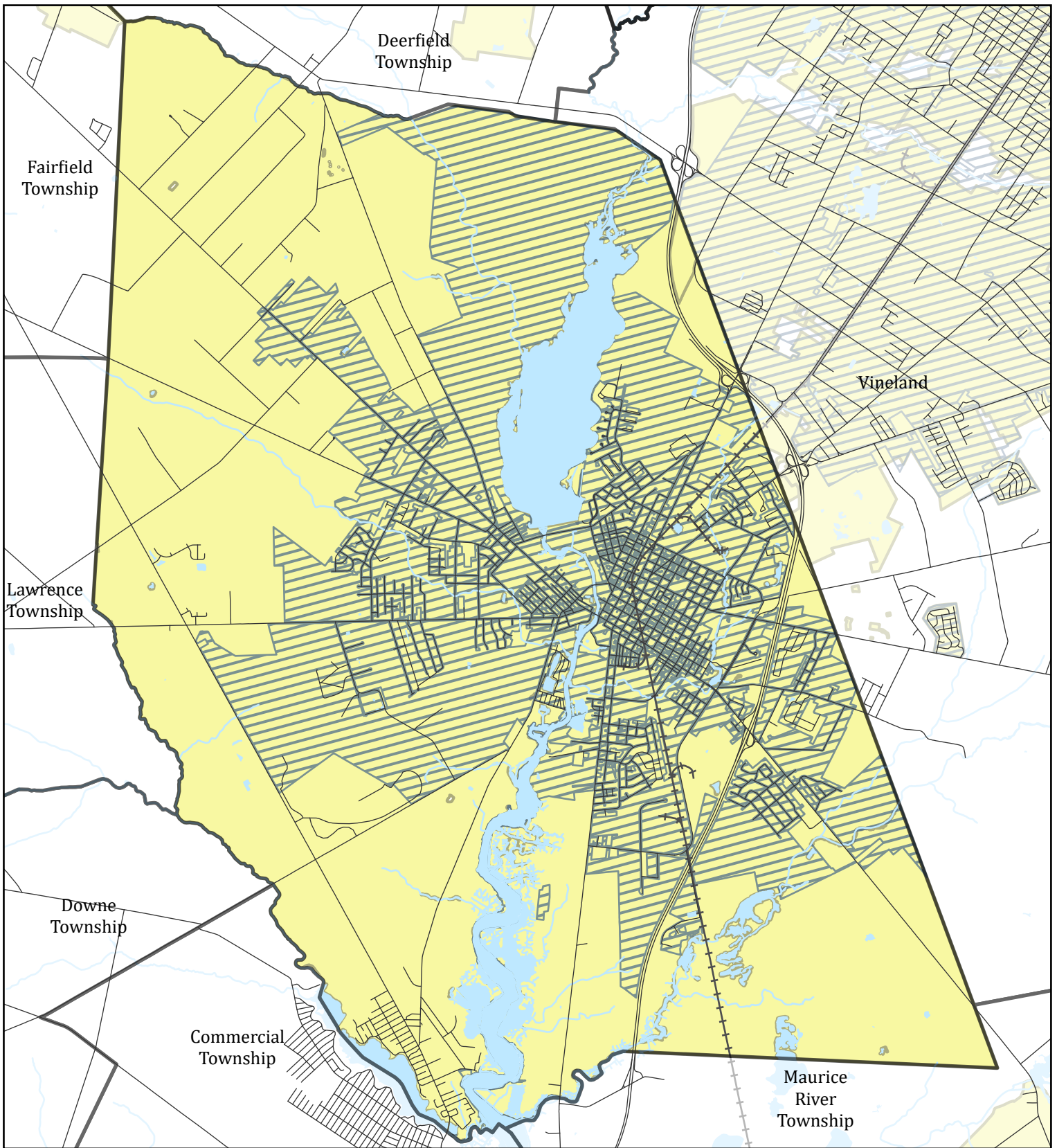
Preserved Open Space

Wetlands




0 3,500 7,000 Feet

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



Utilities

City of Millville, Cumberland County

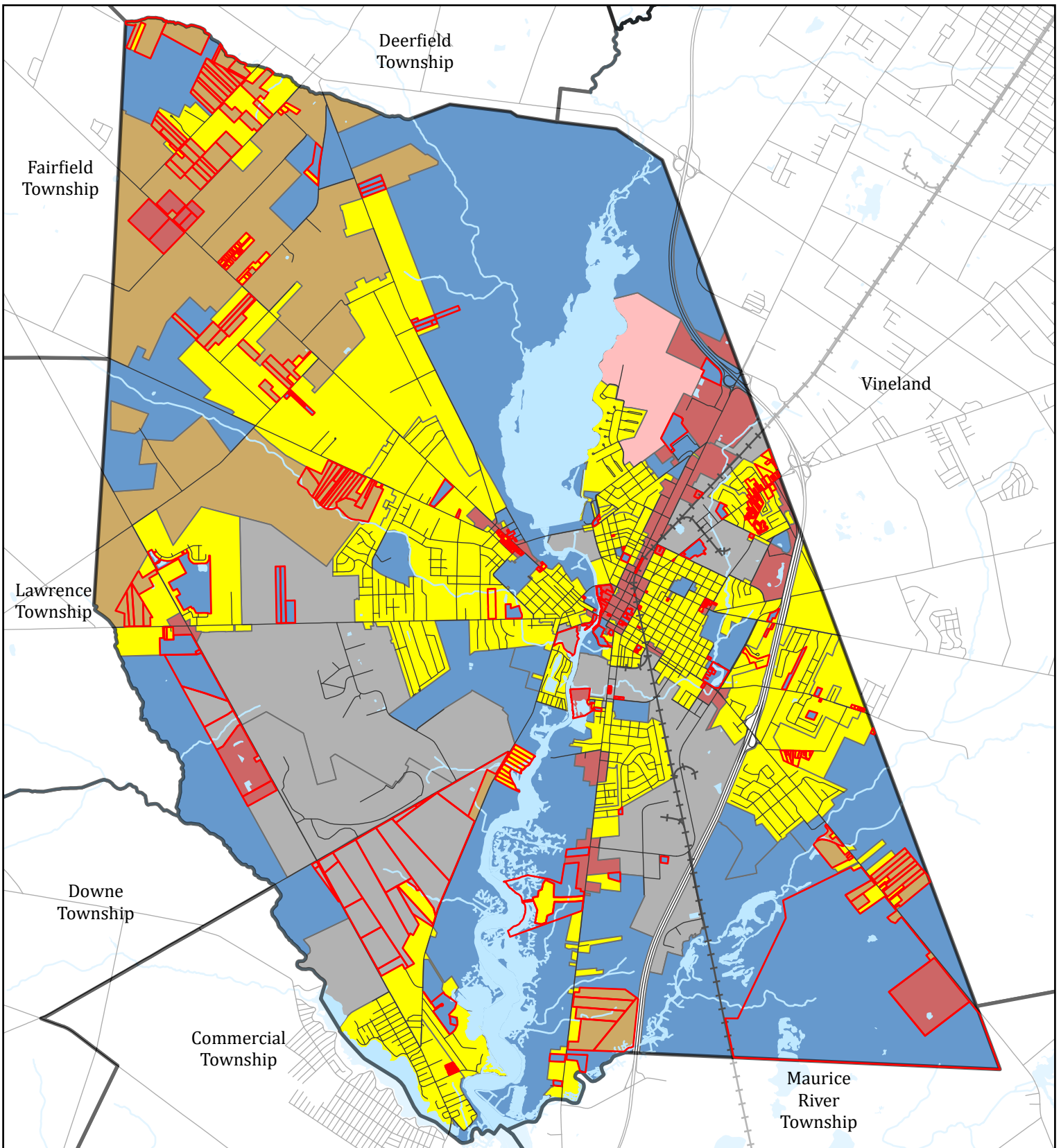
 Water Purveyor Service Area

 Sewer Service Areas



0 3,500 7,000 Feet

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











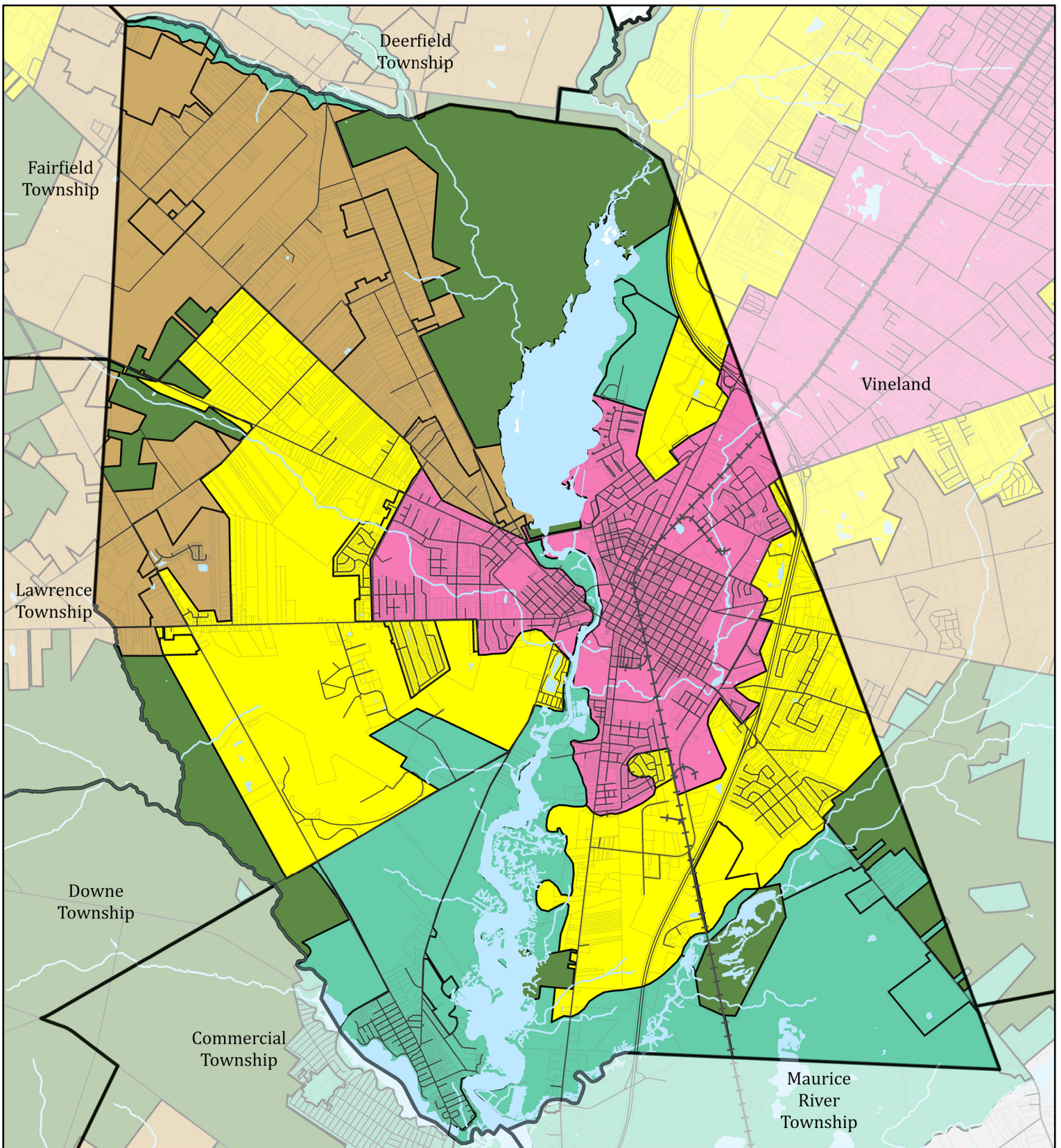
Zoning

City of Millville, Cumberland County



0 3,500 7,000 Feet
 Source: Cumberland County GIS, NJDEP, NJOGIS, NJOIT
 June 2025

- | | |
|--|--|
|  2025 Proposed Zoning Revisions |  Conservation |
| Zoning Districts |  Industrial |
|  Agriculture |  Mixed Use |
|  Commercial |  Public/Institutional |
| |  Residential |



State Planning Areas

City of Millville, Cumberland County

State Planning Areas

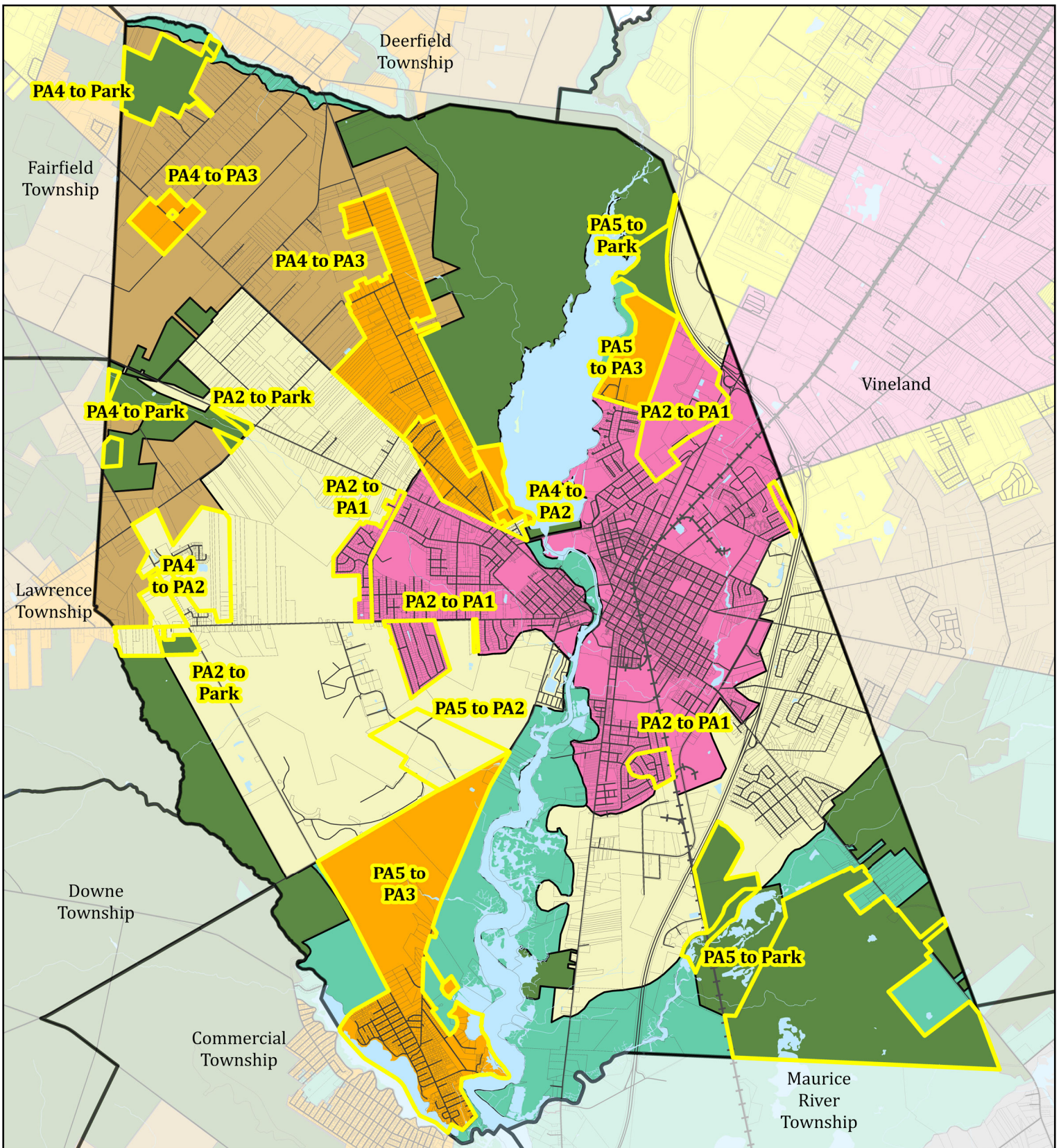
- PA1: Metropolitan
- PA2: Suburban
- PA4: Rural

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



0 3,500 7,000 Feet

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



Assessment and Inconsistency

City of Millville, Cumberland County

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



0 3,500 7,000 Feet

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

Millville

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	Public Access Plan (increasing waterfront access to public.) Millville Neighborhood Plan (2019): building a fun and healthy community, create a market for homeownership & investment, improving public spaces for everyone, increase access to jobs & education for equal access to economic opportunity, and increase opportunities for civic leadership.	Millville Neighborhood Plan (2019) addresses and provides plans for addressing many issues related to equity. Limited information found in master plan on equity. Water capacity is noted as a limit to development and thus is likely an equity concern for the future growth of Millville.
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	Make sea level rise part of Master Planning so that it can act as a basis for Ordinances geared to making the City more resilient.	
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)	Digitize and make available to municipal officials and to all departments' staff historic facts about flooding as well as the expanding knowledge base of actual and potential vulnerability to flooding and storm events. Keep up to date flood maps and ensure updates and changes are available to the public. Increase public awareness of vulnerabilities through a municipally sponsored program of outreach which is geared towards updating the public regularly. Identify areas of erosion, stream channel change and sites of repetitive loss to understand how the estuary is changing in order to plan for sea level rise and future storms by protecting new infrastructure and reinforcing older infrastructure.	The Coastal Community Vulnerability Assessment Report (2017) provides most of the content on climate change and hazard mitigation planning for climate change. The main focus of this report is on flooding events, but it addresses many aspects of vulnerabilities including the risks and the actions for managing risk through updated communication between government departments and the public. The 2025 Master Plan Reexam acknowledges the SJTPO Regional Vulnerability Framework, and the Cumberland County Hazard Mitigation Plan (2022).
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	The Master Plan sets a goal of preserving 50% of Millville's land in open space, farmland and forest.	There are numerous wildlife areas, including NJDEP WMAs in and around Millville. The City is home to several properties owned and managed by non-profits. The City has additional municipal parks and is home to the Cumberland County Fairgrounds.

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>Develop a new farmland preservation plan meeting the planning incentive grant requirements of the State Agricultural Development Committee should the Village Node concept be modified or eliminated.</p>	<p>2025 Reexamination Report prioritizes farmland production, as the proposed zoning map includes rezonings to effectuate this goal.</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>Protect open space and critical habitats around the Maurice River and preserve the remaining active farmland by encouraging low densities or clustered development in rural areas.</p>	<p>There are buffer areas along the Maurice River. The City has a dedicated Water Purveyor. The City updated their stormwater management ordinance in 2024 to be consistent with State Law requirements.</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 2025 Master Plan Reexam includes an inventory of contaminated sites in the City and recommends redevelopment as appropriate.</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>	2025 Reexam note changes to the City's recycling program.	The City utilizes the Authority for waste management and recycling.
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>Complete negotiations with NJDEP on the sanitary sewer service areas of Millville and amend the Utility Service Plan Element as necessary. Areas where service will be provided should be depicted on a map, with phasing if warranted. The per previous master plan efforts, the City was constructing an additional well at the location of the Geissinger Avenue storage tank with a minimum expected capacity of 1,000 gpm. Additional treatment capacity would also be developed at this location. The 2008 plan indicates the need for at least one more municipal well.</p> <p>Work more proactively with the Board of Education in determining the best outcome for improving antiquated high school facilities. Revise the Community Facility Element concerning the library study. Revise the Community Facility Element concerning an additional fire house for the City.</p> <p>Update the Utility Service Plan element to indicate the infrastructure improvements made since the Master Plan was adopted.</p> <p>At some point, the national and state economies will rebalance and more robust growth will return. In order to capture its share, Millville will need to ensure that it has sufficient water capacity for development. There is a limited ability on the part of the City government to build infrastructure in advance of development, so by necessity, Millville will need to rely on private developers to fund it.</p>	<p>The 2025 Master Plan Reexamination Report includes recommendations for infrastructure, including the need to improve the electric grid, a bustling downtown that supports the Levoy Theater, parking study in the Downtown, and the Nabb Avenue Extension.</p> <p>The 2025 Reexam notes that improvements were made to the High School facilities and a 5-Year Long Range Plan was approved in 2020 by the NJ Dept. of Education.</p> <p>The 2025 Reexam notes that the 210 Buck Street Library recieved major improvements and a ribbon cutting was held in 2024.</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>Continue the process of creating a north/south street from Rt. 55 to Sharp Street and create the new intersection of Sharp Street and Rt. 47. Ensure the retention of an appropriate right-of-way for the extension of Nabb Avenue in the event that Crystal Village does not proceed to development.</p> <p>Create a tie-in to the Recreation Element on the proposed trail and bicycle path system. Review means to improve bicycle and pedestrian safety throughout Millville.</p>	<p>The City incorporated recommendations from the Maurice River Corridor Study into the 2025 Master Plan Reexamination Report.</p> <p>The City was a key stakeholder in the SJTPO led Bicycle and Pedestrian Safety Action Plan.</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>NJDOT Study completed in 2013 related to bike/ped improvements; 2015 Reexam notes many of these improvements have been completed.</p>	<p>The City completed the majority of the recommendations from the DOT-funded Transportation Improvement Study, which includes side walk and crosswalk improvements, traffic signal and pedestrian improvements, and stormwater improvements.</p> <p>The city is working with the NJDOT for improvements to Sharp Street and Route 47.</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>2025 Reexam recommends standards be created for rooftop solar uses and solar canopies above parking lots.</p>	<p>The 2025 Reexamination notes that standards were created in 2020 for utility-scale solar energy facilities. The City approved 2 utility scale projects in 2021.</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 City has an extensive trail and park system with dedication of multi-modal transportation. The City participates in a lead abatement program for older rental properties.</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>Millville received a housing plan certification from COAH for the “third” round prior to COAH being disbanded. The City and the Millville Housing Authority have persistently developed affordable housing. The 2019 Neighborhood Plan: create a market for homeownership and investment to foster a neighborhood of well-kept, affordable homes and safe streets.</p> <p>Millville has the benefit of non-profit groups working to provide affordable housing.</p> <p>Multiple redevelopment projects for housing in the center city redevelopment area.</p>	<p>For the current round (2025-2035), Millville's Present Need is 132 and Prospective need is 118. Housing is a primary goal for Millville as indicated by the numerous redevelopment plans, initiatives in the Neighborhood Plan, work with non-profits groups to provide affordable housing, and commitment to affordable housing obligations.</p> <p>The Township is in the process of conforming to the 4th Round.</p> <p>The Township utilizes CDBG funds for housing rehabilitation, neighborhood revitalization tax credit program, and Habitat for Humanity Homeownership Program.</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>Neighborhood Plan: leveraging arts and economic development to improve our economy and create beautiful, inspiring places together.</p> <p>Neighborhood Plan: increasing access to jobs and education to ensure that no matter your age, you can gain access to economic opportunity.</p> <p>Encourage economic development and investment by attracting businesses and retailers to the Downtown Business District, commercial corridors and industrial centers.</p> <p>Encourage domestic tourism related to the arts</p> <p>Levoy Theater, Center City Redevelopment Area</p> <p>Resolve waste water management planning issues by designing land use boundaries that are consistent with current infrastructure and future sewer service areas boundaries.</p>	<p>Efforts to increase economic development related to the arts. Neighborhood Plan includes goals and ideas to encourage this economic growth, and this plan overall supports the goals of the State Plan.</p> <p>The 2025 Master Plan Reexamination Report notes that the City is focusing on attracting new development to the Airport Enterprise and Business Enterprise zoning districts. Additional development has occurred along Route 47 near the Route 55 interchange.</p> <p>The City has Opportunity Zones, as delineated in the federal Tax Cuts and Job Acts of 2017, aiming to attract long-term capital investments into low-income rural and urban communities.</p> <p>The Vineland-Millville Joint Urban Enterprise Zone was approved in the 2024-2029 5-year plan.</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>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>Create a tie-in to the Circulation Element on the proposed train and bicycle path system.</p> <p>Protect open space and critical habitats around the Maurice River and preserve the remaining active farmland by encouraging low densities or clustered development in rural areas.</p> <p>Create a combined Recreational and Community Facilities Map suitable for web-based viewing.</p> <p>Update the Recreation Element to include new municipal facilities and any governmental or non-profit land acquisitions, and known easements. Revise any descriptions to reflect current conditions.</p>	<p>The Master Plan has a goal of protecting open space and critical habitats around the Maurice River.</p> <p>The City has made investments in its park systems, especially as it relates to the Millyard Riverfront Walk.</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>Rebuilding of the Levoy Theater was a major historic preservation project.</p>	<p>The City has a historic district which encompasses the Army Airfield.</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>Provide a blueprint for the City to accommodate a variety of land uses and densities in the appropriate locations while maintaining a balance between development and land conservation. Direct large-scale, higher density development towards the Downtown Business District and other already developed areas of the City that are served or are logical for sewer extensions.</p> <p>Sunset outdated redevelopment plans, which are no longer relevant, while recognizing the continuation of the Area in Need of Redevelopment designations.</p>	<p>The City is consistent with this goal of the State Plan.</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>The City is consistent with this goal of the State Plan.</p>