

Cross Acceptance Response Template

Prepared for the

Borough of Shiloh

Prepared by

Cumberland County

Department of Planning, Tourism & Community Affairs

In coordination with

Borough of Shiloh

This document was presented to the Borough of Shiloh Planning Board on April 22, 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

Interlocal Services Agreement, 1995

Master Plan, 1998

- Natural Features
- Demographic Trends
- Economic Base Analysis
- Community Facilities & Services
- Existing Land Use
- Development and Redevelopment Plan
- Regional Plan Analysis

Master Plan Reexamination, 2005

Municipal Stormwater Management Plan, 2005

Development Ordinance, adopted 1979, amended through 1999

Zoning Map, 1998

Area in Need of Rehabilitation Investigation Study, 2016

Stormwater Management Ordinance, 2024

Areas of Inconsistency- Goals/Objectives

Equity

The Borough's Master Plan does not include goals, objectives or discussions specifically related to Equity. The Borough's Master Plan raises the issue of land equity as it relates to farmland preservation and the sustainability of the farming industry.

- The Borough to incorporate Equity in future planning efforts.

Climate Change

Shiloh's Master Plan is inconsistent with the goals and objectives pertaining to the climate change, hazard mitigation & extreme heat, as well as coastal areas & riverine corridors.

The Borough 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 Borough will also look into becoming compliant with the Statewide Electric Vehicle Law (P.L. 2021, c. 171). DCA, in coordination with NJDEP and BPU, prepared a Model Municipal EV Ordinance¹ which the Borough will review and incorporate.

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

Natural and Water Resources

The Borough's Master Plan and local policies are somewhat consistent 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 Borough has limited opportunities for habitat preservation. The majority of the Borough's land area consists of farmland assessed properties, of which over 250 acres are preserved. The Borough has a Natural Features ordinance and requires an Environmental Impact Statement for all major subdivision and site plan applications.

Agricultural Lands- Shiloh is located within two of Cumberland County's Project Areas, which are designated areas of the County that are targeted for farmland preservation. The Borough prioritizes its agricultural lands as an asset, an economic generator, and its importance in maintaining its rural qualities. The Borough is aligned with the agriculture and food production subgoal of the State Plan.

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

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

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

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

Water quality- The Borough's Master Plan notes that the protection of natural resources is important, however, there is limited information regarding surface water and sub-surface water (aquifer) quality.

- State to provide support to municipalities by creating partnerships with water companies and local water authorities to extend water lines into Shiloh, especially where there is approved sewer service areas, as deemed appropriate.

Pollution and Environmental Clean Up

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

Brownfields- The Township's Master Plan and Master Plan Reexamination Report includes limited information or recommendations concerning Brownfields in the Borough. Based upon conversations with the Planning Board, there are no known Brownfield sites in the Borough, and therefore this item is not applicable.

Waste Management & Recycling- The Borough's Master Plan does not include specific information related waste management and recycling. The Cumberland County Authority (The Authority) provides waste management and recycling services to all municipalities in Cumberland County. However, The Authority does not provide "pick-up" services, rather it manages the landfill and recycling center. Shiloh Borough and Stow Creek Township utilize a shared service agreement for the Convenience Collection Center.

Public Facilities/Infrastructure

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

Infrastructure Investment Priorities- The Borough's Master Plan does not include a discussion related to future infrastructure investment priorities. The Master Plan includes some information on the Sewer Service Area, however, sewer lines have yet to be extended into Shiloh. The Master Plan also include limited information related to roadway improvements. More information could be included in the Master Plan related to utilities, roadway improvements, and community facilities.

Mobility and Equal Access- This sub-goal of the State Plan requires additional partnerships with adjacent municipalities, Cumberland County, SJTPO, and State Agencies. The Borough's Land Development Ordinance includes standards for sidewalks and bikeways. Shiloh is also serviced by the Cumberland Area Transit System (CATS), which is a shuttle service for vulnerable populations.

- State assistance is needed for walkability and traffic calming along Route 49 through the Borough, especially at its 6-point intersection. Borough added speed limit signs to help make the area safer, but additional assistance is needed to reduce speeding.

Clean Energy- The Borough's Master Plan is consistent with the State Plan's objectives for Clean Energy. While the Land Development Ordinance allows solar energy and wind energy systems, the Master Plan and Development Ordinance lacks information related to 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 Borough's Master Plan does not include recommendations or mentions for Public Health. The Borough notes that the extension of sewer and water service would improve public health, as there are numerous small lots with residential dwellings that utilize septic and private wells. The Borough also installed a sidewalk system and has interest in development recreation programs for its residents.

- 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.
- The State to be a resource to provide assistance to replace lead pipes from older dwellings.

Housing

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

Shiloh is not participating in the current Fourth Round for Affordable Housing, nor have they participated in prior rounds.

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

Economic Growth

Shiloh is somewhat consistent with the State Development and Redevelopment Plan's goals for Economic Growth. The Borough's 1998 Master Plan includes an economic base analysis. The Borough may want to consider updating this assessment as the basis of preparing a revised Economic Development Master Plan Element.

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

The Borough notes that sewer service expansion into the Borough would be beneficial to economic development initiatives. The Borough conducted a Study that determined an Area in Need of Rehabilitation, which can be a tool use for economic development.

- Any future Economic Development Plan for Shiloh 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 Borough is somewhat consistent with the State Plan's goal for Archeological, Historic, Cultural, Open Space and Recreational Value.

Scenic, Recreational & Open Space Resources: The Borough prioritizes preserving the environment surrounding its village, and providing community facilities that meet the recreational needs of its residents. The Borough does not have a municipal Open Space and Recreation Plan (OSRP). An OSRP could be a tool that the Borough could use to

identify potential locations for new parks, bikeways, trails, etc. and also determine whether there are any needs for recreational services.

The Borough has utilized DCA and Green Acres funding for recreation development. For example, the Borough installed a sidewalk system and playground to promote and provide outdoor recreation and exercise opportunities. The Borough is currently seeking additional recreation opportunities at its municipal building to create a park with amenities.

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

Historic & Cultural Resources: The Borough's 1998 Master Plan includes an inventory of historic structures. However, no ordinance has been adopted that incorporates design standards or model building guidelines for new development that would enhance the Borough's historic character.

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

Revitalization

Shiloh is consistent with the State Plan's goal of Revitalization. The Borough makes efforts to maintain their farmland and natural environs while concentrating development within its "center". While the Borough does not make recommendations for future or potential Redevelopment Areas, they may want to consider designating areas In Need of Redevelopment or Rehabilitation as a means to generate economic development and/or investment into their community.

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

Sound and Integrated Planning

Shiloh is consistent with the State Plan's goal of Sound and Integrated Planning. The State Plan recognizes the need to utilize shared service agreements with adjacent municipalities. Shiloh and Stow Creek share a municipal building and meeting room, as well as the waste/recycling Convenience Center. The Borough 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 Borough of Shiloh is located entirely within Planning Area 4: Rural.

It is recommended that the Planning Area boundaries become more aligned with patterns of existing development and areas where there is proposed infrastructure. Specifically, the area that is located within the County's approved and proposed Sewer Service Area, which the Borough has zoned residential, commercial, and industrial, is recommended to be placed in the PA3: Fringe Planning Area.

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 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.

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

The Borough of Shiloh does not have an Open Space and Recreation Plan, nor do they have an Environmental/ Natural Resource Inventory. However, the 1998 Master Plan includes information related to climate, topography, soils, drainage basins, geology, hydrology, wildlife, vegetation, floodplains, and wetlands, all of which are typically found in an ERI/NRI.

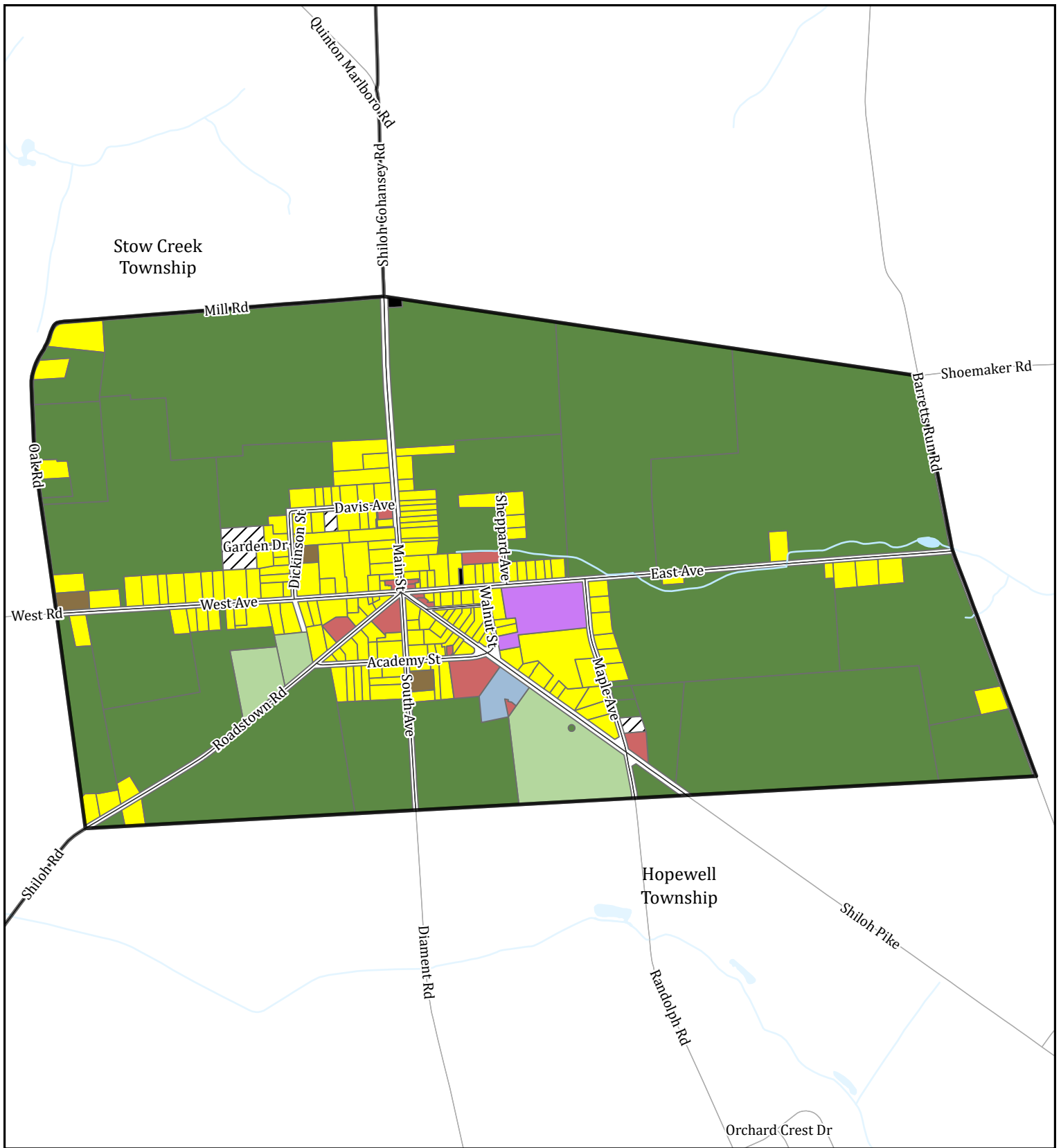
Cumberland County has an Open Space Trust Fund that can be used for the acquisition of fee-simple open space and development easements in accordance with farmland preservation rules and regulations.

Sustainable Jersey Participation / Environmental Commission

The Borough of Shiloh does not participate in Sustainable Jersey, nor do they have a Green Team or Environmental Commission.

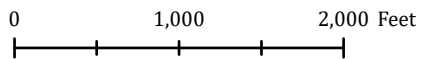
Three Most Important Local and Regional Land Use Planning Goals and Priorities

- Balancing preservation and economic development.
- Revitalizing, rehabilitating and enhancing the Borough's historic core.
- Work with NJDOT to make Route 49 safer, particularly as it relates to pedestrian and multi-modal abilities, as well as making this corridor more aesthetically pleasing.



Existing Land Use

Borough of Shiloh, Cumberland County



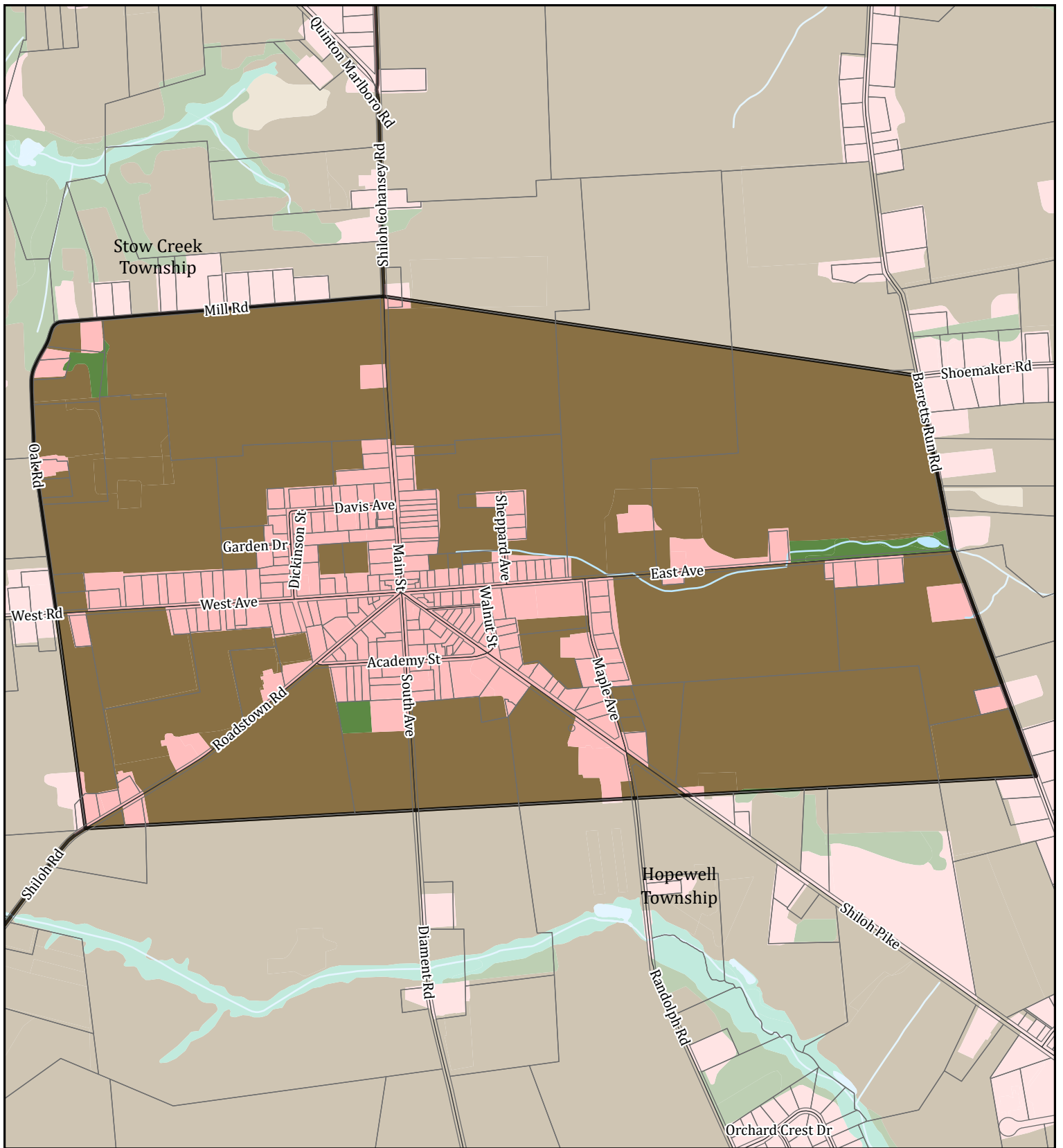
Source: Cumberland County GIS, County Tax Assessment Records, NJDEP, NJOGIS, NJOIT
May 2025

Existing Land Use (2025)

- Vacant
- Residential
- Farmland (Regular)

- Farmland (Qualified)
- Commercial
- Public School
- Church & Charitable

- Other Exempt
- Unknown

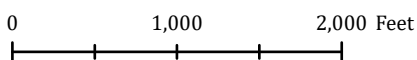


2020 Land Use Land Cover

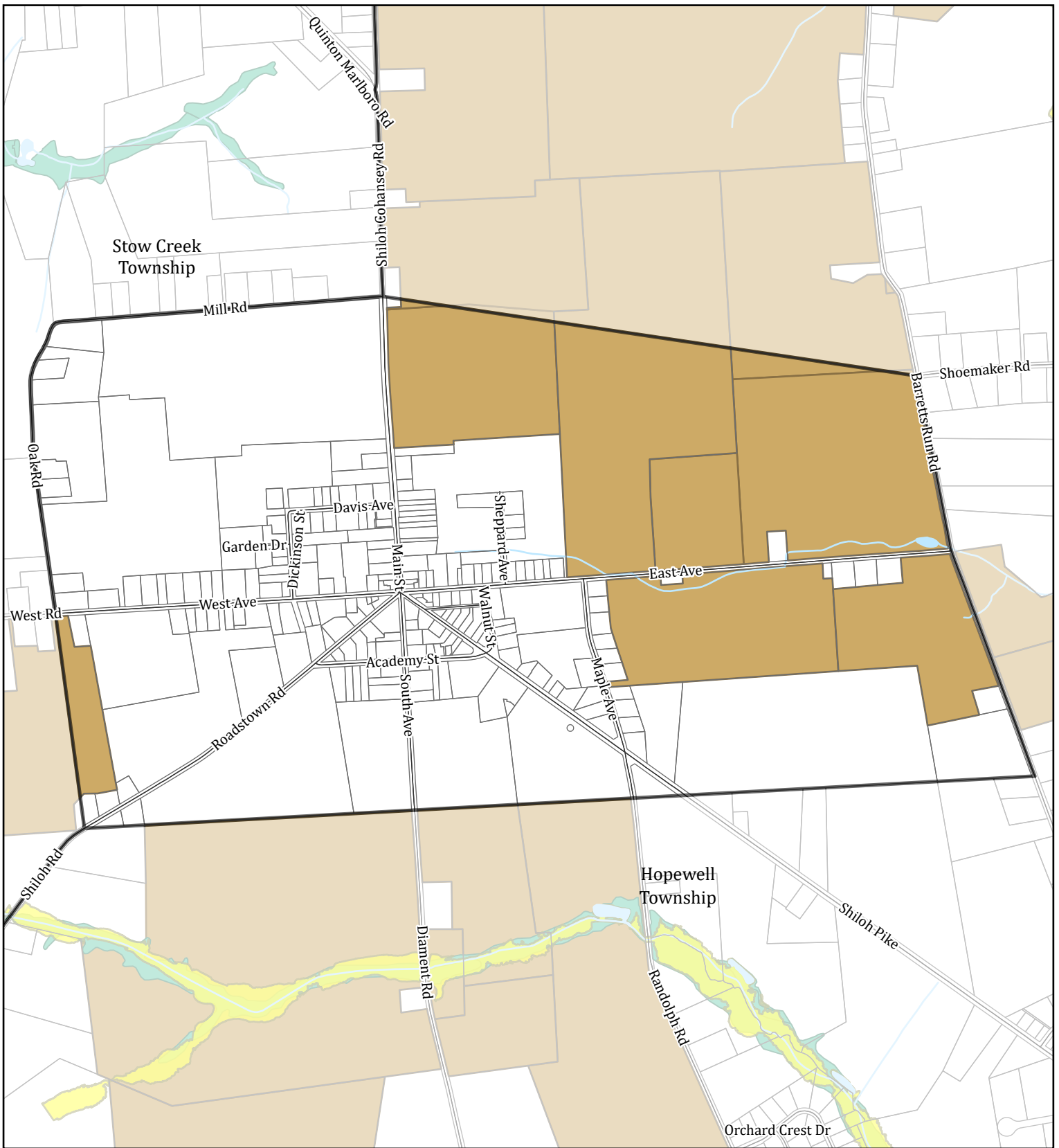
Borough of Shiloh, Cumberland County

Land Use Land Cover (2020)

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




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





Environmental Features

Borough of Shiloh, 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)

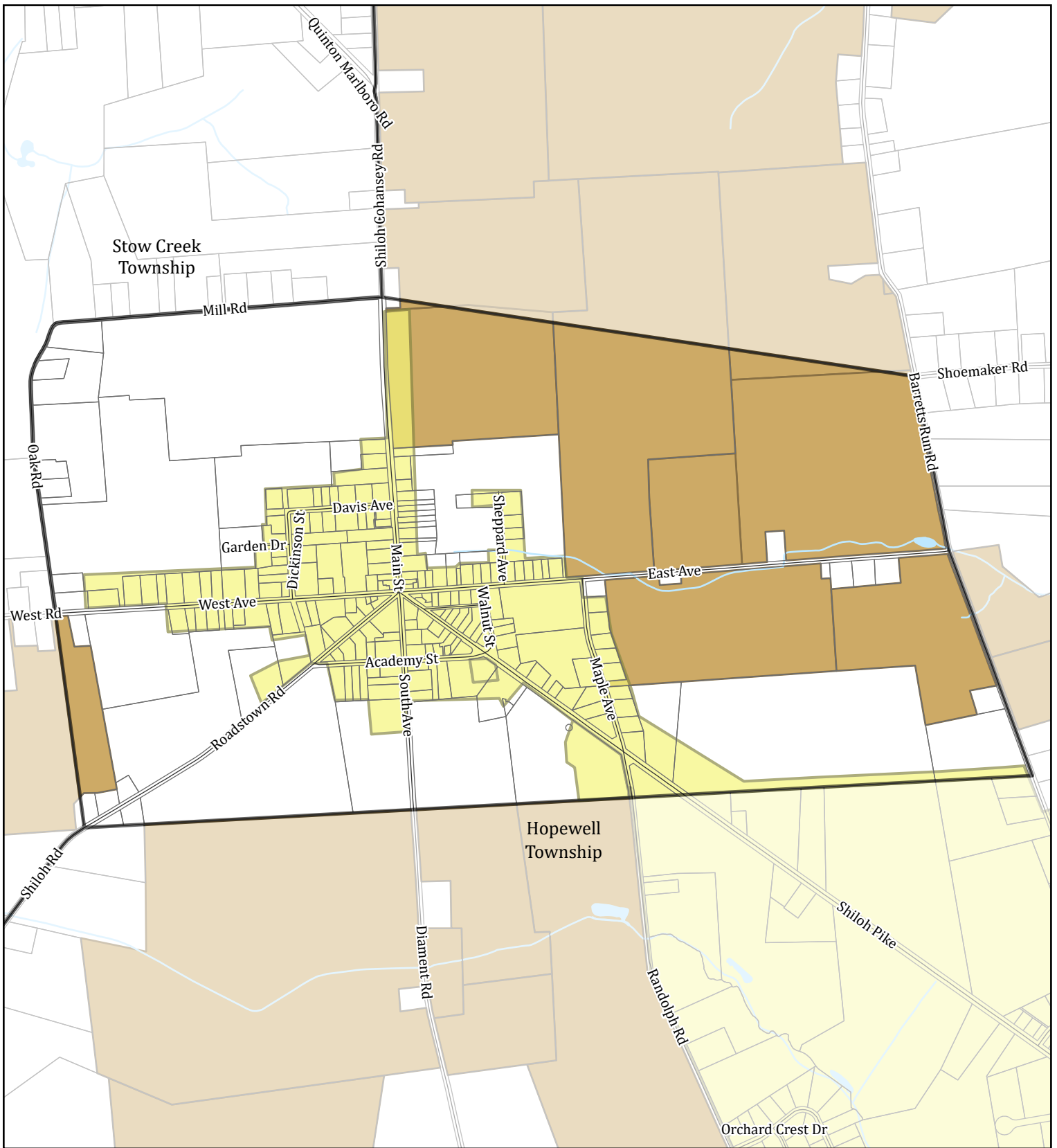
 Floodway

 Preserved Farmland







0 1,000 2,000 Feet

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



Utilities

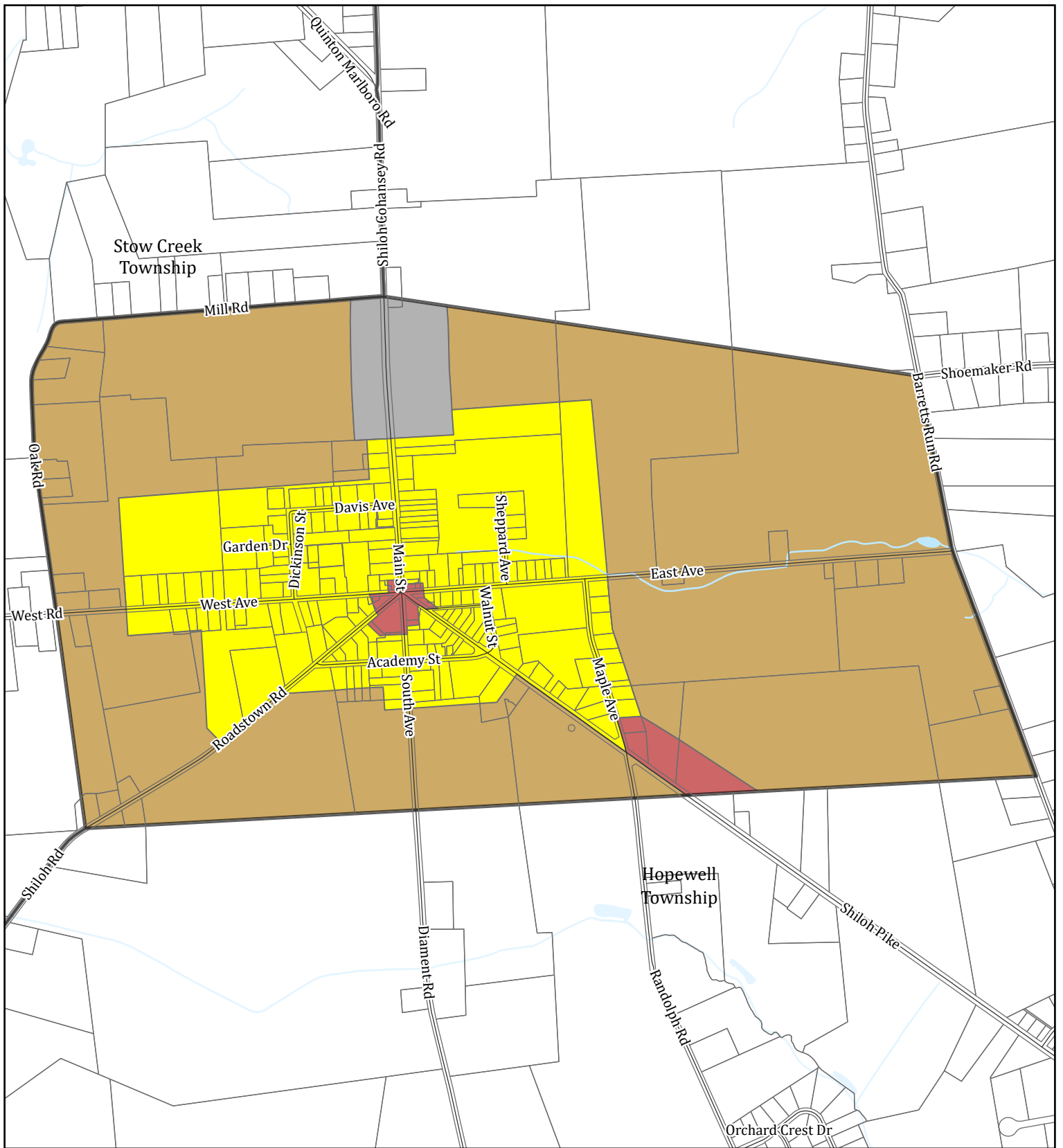
Borough of Shiloh, Cumberland County

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



0 1,000 2,000 Feet

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



Zoning

Borough of Shiloh, Cumberland County

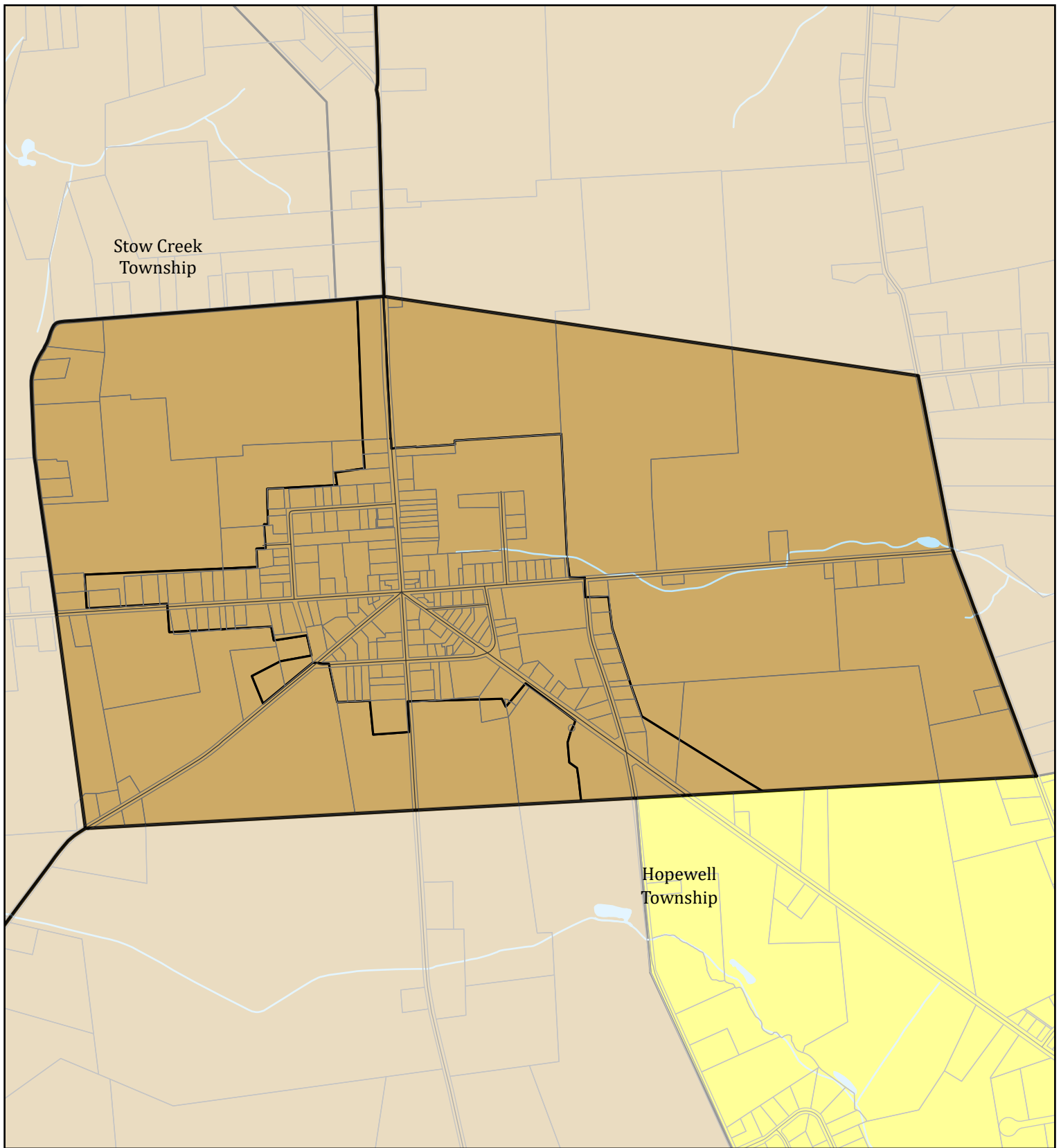
Zoning Districts

- Agriculture
- Commercial
- Industrial
- Residential



0 1,000 2,000 Feet

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



State Planning Areas

Borough of Shiloh, Cumberland County

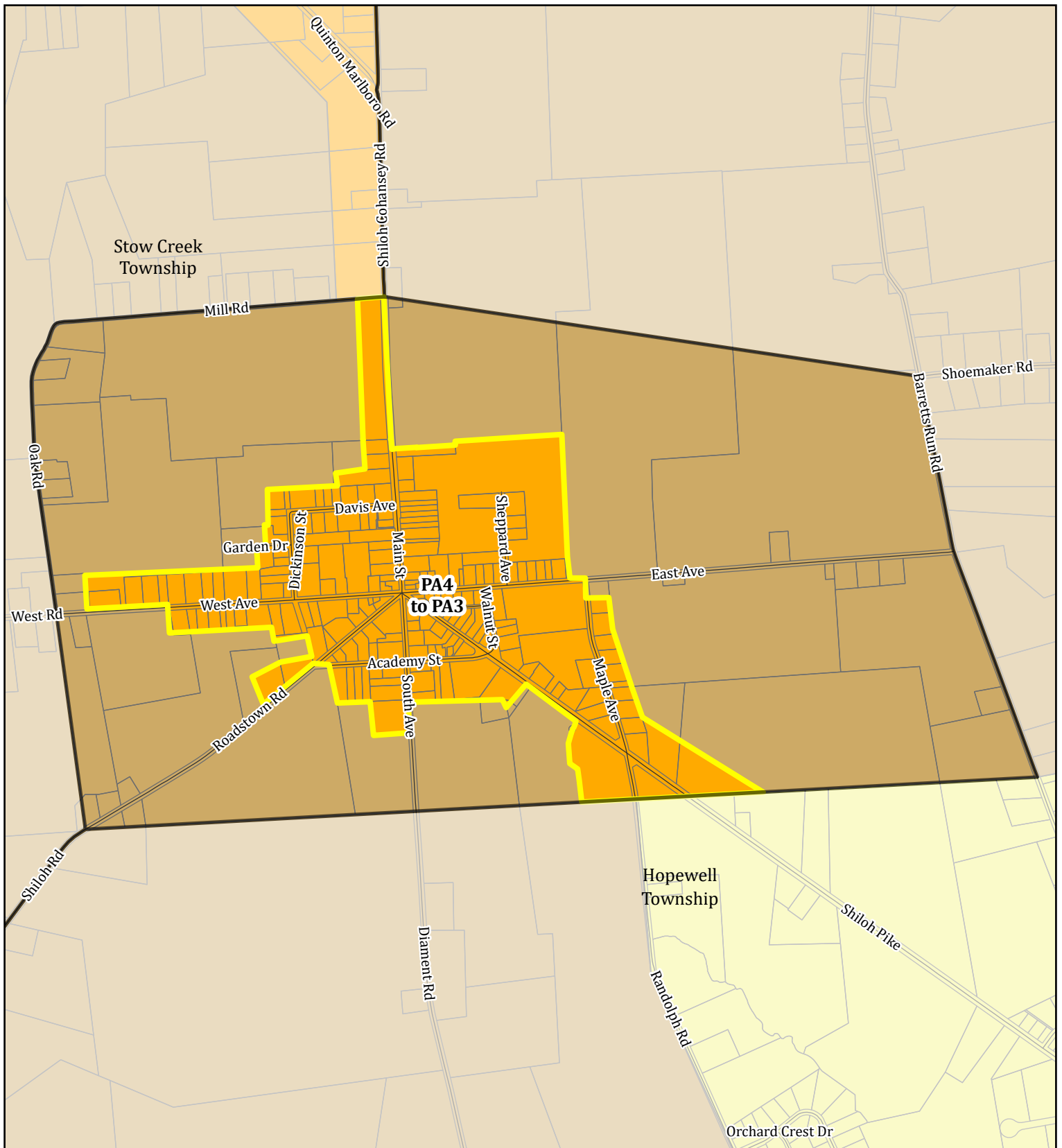


0 1,000 2,000 Feet

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

State Planning Areas

- PA2: Suburban
- PA4: Rural



Assessment and Inconsistency

Township of Shiloh, Cumberland County





0 1,000 2,000 Feet

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

 Planning Area Changes

Proposed State Planning Areas

 PA2: Suburban

 PA3: Fringe

 PA4: Rural

SHILOH

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
EQUITY GOAL			
Equity	<p>Equitably distribute the benefits and burdens flowing from implementation of the municipality/county plans</p> <p>Consider the demographic makeup of residents and deploy resources to reverse historic inequities</p>	Has goals that relate to equity, but not explicitly stated.	Although equity is not an explicit goal of the Master Plan, there are themes of equity, specifically as it relates to land equity concerns for farmland preservation.
CLIMATE CHANGE GOAL			
Climate Change	<p>Assess the likely climate change impacts of the master plans' land use, circulation, and housing elements</p> <p>Encourage decarbonization and nature-based carbon sequestration</p>	Has an energy conservation ordinance allowing wind and solar	The Master Plan does not discuss climate change.
Hazard mitigation & extreme heat	<p>Use passive strategies to combat urban heat islands (i.e. light building materials, awnings, green roofs...)</p> <p>Reduce the risk of uncontrolled wildfires through best management practices and selective burning</p>		There is no mention of hazard mitigation.
Coastal areas & riverine corridors	<p>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</p> <p>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</p> <p>Protect vital ecological areas and coastal high-hazard areas through coastal maintenance and restoration programs</p> <p>Conserve coastal water resources (ex: reduce water demand, prevent saltwater intrusion...) and protect coastal water quality (i.e. pollution controls)</p>	<p>Shiloh has no wetlands or floodplains</p> <p>2005 Reexamination Report notes revised Stormwater Management Rules.</p>	Floodplain and wetland management are not applicable
NATURAL AND WATER RESOURCES GOAL			
Habitat preservation	<p>Utilize capital projects, redevelopment, brownfields, and municipality/county owned lands as opportunities to maximize habitat restoration</p> <p>Identify and protect critical habitats and habitats of resident or migratory threatened & endangered species</p> <p>Steer new development away from environmentally sensitive areas</p>	<p>1998 Master Plan includes information related to wildlife and vegetation; Land Development Ordinance requiring Environmental Impact Report for all major subdivision and site plan applications;</p> <p>Natural Features ordinance requiring preservation of natural features where ever possible.</p>	Borough is somewhat consistent; incorporate more up-to-date information related to habitat preservation.
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>	Shiloh has lost little agricultural land over time. Much of the municipality is zoned for agriculture outside of its rural core.	Shiloh participates in the County's Farmland Preservation Program; maintained its rural nature throughout the decades.

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
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>		<p>SJTPO has an air quality study for federal attainment standards.</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>Hydrology section in Borough's 1998 Master Plan</p>	<p>2005 Reexamination notes Stormwater Management Regulations from the 2000's; Stormwater Management ordinance not up-to-date.</p> <p>Not much information related to water quality concerns of aquifers for individual wells.</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>No mention of brownfield remediation although this may not be applicable to Shiloh</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>Have a shared convenience facility with Stow Creek utilizing The Authority for waste management</p>	<p>Shiloh participates in county waste management plan but does not have any municipal-specific initiatives.</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>A sewer line was added along Route 49 which will likely impact development. Overall though it is served by individual wells and septic systems even though Shiloh is located in a sewer service area.</p>	<p>Shiloh does not discuss future investment priorities in their master plan. It does state that its roads are in fair condition. Completed sidewalk projects around the core of the Borough.</p>

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
Infrastructure Investment Priorities (cont.)	<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>There is one school</p>	<p>Shiloh is located in the Sewer Service Area, but service has not been extended to the Borough.</p>
Mobility & equal Access	<p>Provide greater accessibility to rail and bus transit systems/stops and improve mobility within neighborhoods</p> <p>Complete intra- and inter-modal transportation linkages that capitalize on land use, economic development, density, employment opportunities, mass transit facilities, and opportunities to complete coverage of transit corridors</p> <p>Emphasize the movement of people rather than the movement of vehicles by investing in public transportation and prioritizing the needs of pedestrians and bicyclists</p> <p>Establish a working partnership between transportation agencies, local governments and the private development community to strengthen the linkages between land use and transportation</p> <p>Enhance the movement of goods throughout New Jersey by investing in a comprehensive network for regional and interstate commerce</p> <p>Evaluate the positive and negative impacts of every transportation project on public health, natural & historic resources, air quality, energy use, and decarbonization particularly in underserved communities</p> <p>Promote market-based incentives to alleviate congestion (congestion pricing) & utilize existing capacity (carpooling, public transit, telecommuting)</p> <p>Make appropriate transportation investments that consider seasonal demands and tourism</p>	<p>the village still contains the original street patterns which has led to more concentrated development, but also means the roads are overly narrow.</p> <p>Shiloh has a sidewalk network and many residences are in walking distance of the commercial hub on Route 49</p>	<p>Borough has sidewalk and bikeway ordinances. Borough completed sidewalk project.</p> <p>Participates with Cumberland Area Transit Systems (CATS) for shuttle services for vulnerable populations.</p> <p>Could provide additional information in the Master Plan for better consistency with the State Plan.</p> <p>Assistance needed for walkability and traffic calming along Route 49 through the Borough, especially at its 6-point intersection. Borough added speed limit signs to help make the area safer.</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>Energy Conservation Ordinance permitting solar and wind energy systems throughout the municipality. No mention of EV 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 & wellness</p> <p>Relocating air polluting facilities to more suitable locations, and / or mothballing them</p>		<p>No discussion related to public health. Borough notes that sewer would be beneficial to public health. The Borough also has sidewalks and an interest in providing expanded recreation services to its residents.</p>

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
HOUSING GOAL			
Housing	<p>Municipal master plans and development regulations should provide a reasonable balance between residential and other land uses, to achieve sensible ratios between housing and jobs, housing and retail, housing and open space, and housing and other uses; different housing types, to address the full range of housing needs and preferences (different age groups, income levels, mobility options, and lifestyles); and housing costs, with an emphasis on quality affordable housing, housing tenures, and residential arrangements.</p> <p>Encourage & support housing maintenance</p> <p>Promote innovative public/private partnerships for housing development and redevelopment</p> <p>Coordinate the siting of housing with the State Plan, the provision of community services, and employment opportunities</p> <p>Prohibit discriminatory lending practices and promote and enforce fair lending practices</p> <p>Encourage the adaptive reuse of obsolete commercial, industrial, and civic buildings for housing.</p>	<p>The residential area is zoned to contain development to the pre-existing village center</p> <p>Per the 4th Round of Affordable Housing, Shiloh has a Prespective Need of 5 units.</p>	<p>Zoning is being used to concentrate housing around the village center and in a way that preserves the municipal character. No further housing initiatives are being pursued.</p> <p>Borough is not participating in the 4th Round of Affordable Housing.</p> <p>Housing stock in Shiloh is older, with 92% of all housing units built before 1980, and 83% built before 1970. Since 1990, only 8 new dwellings have been built (per ACS 2023 5-year estimates).</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>Promote planning, investment, and maintenance of maritime facilities and public-use airports</p>	<p>Heavy reliance on the area's agricultural uses. Shiloh's development as a village means it contains some businesses. Any future development in commercial uses though would have to take place on Route 49 because the village center does not have the needed infrastructure</p>	<p>Economic Development Plan from 1998 includes an economic base analysis- the assessment may be outdated and in need of an update to represent the changes that have occurred over the past 20+ years.</p> <p>Zoning prioritizes agriculture, the primary economic activity, to occur on most land. Commercial development is being concentrated appropriately along Route 49 within Shiloh's "center".</p> <p>The Borough notes that sewer service accessibility would be beneficial to economic development in the center.</p> <p>The Borough also has a Area in Need of Rehabilitation designation.</p>

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
ARCHEOLOGICAL, HISTORIC, CULTURAL, SCENIC, OPEN SPACE, AND RECREATIONAL VALUE GOAL			
Scenic, Recreational & Open Space Resources	Coordinate regional, county, and municipal land use/open space plans with the State Open Space and Outdoor Recreation Plan Ensure that there are adequate indoor and outdoor recreational facilities Connect large contiguous tracts of forest, grasslands, and other natural lands Implement the New Jersey Trails Plan including rails-to-trails conversions and greenway systems 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 Map critical slopes, manage their character, and enforce strict development performance standards on critical slopes Map & manage important forest resources and maintain & expand existing urban canopies	Borough has a natural features ordinance & Shade Tree Ordinance.	Shiloh's 1998 Master Plan includes goals stating that "Community facilities which meet the recreation and service needs of all Borough residents should be available" and that "open space around the Borough should be preserved." Borough does not have a specific Open Space and Recreation Plan.
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	Shiloh contains a variety of historic sites and structures- 1998 Master Plan includes an inventory of these resources.	1998 Master Plan states that historic preservation is an important issue in the Borough; Master Plan recommends incorporating model guidelines into the Zoning Ordinance, which hasn't been completed.
REVITALIZATION GOAL			
Revitalizing & Recentering Older Centers and Underutilized Urbanized Areas	Correct the phenomenon of communities that exhibit Center-like features adopting inappropriate suburban models Reinvestment should make areas less auto-oriented, more pedestrian-friendly, and more interconnected to improve mobility Redevelopment plans should reintroduce Center-like features & beautify public spaces Reverse interventions that have erased natural features and integrate any recoverable natural features into redevelopment	Acknowledgement that future development should be centered around the pre-existing development on Route 49 to preserve the rest of the municipality's rural character. Goal: Motor vehicle circulation/parking be coordinated and designed to insure efficient flow and minimize safety and environmental hazards. Pedestrian and bicycle circulation are to be encouraged.	There are efforts to concentrate residential development in the village center and commercial development on Route 49, thereby encouraging center-like qualities.
SOUND AND INTEGRATED PLANNING GOAL			
Comprehensive Planning	Integrate planning with neighboring municipalities, the county, regional bodies, and statewide planning initiatives Ensure that land use patterns encourage the goals of the state plan including reducing sprawl, improving walkability, mixing uses, and protecting natural features Apply design principles to create and preserve spatially defined, visually appealing, and functionally efficient places in ways that establish a recognizable identity, create a distinct character, and maintain a human scale	Shiloh should conserve and reinforce its identity as a rural center containing commercial, residential, public, and agricultural uses.	Shiloh makes efforts through zoning to preserve its character and balance land use appropriately.