

Cross Acceptance Response Template
Prepared for the
Township of Stow Creek

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

This document was discussed with members of the Stow Creek Township Cross-Acceptance Subcommittee on May 13, 2025, and presented to the Stow Creek Township Planning Board on May 20, 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 March 2007

- Vision
- Land Use Element
- Housing Element
- Transportation Element
- Community Facilities Element
- Economic Development and Employment Element
- Historic Preservation Element
- Farmland Preservation Element
- Future Land Use Element
- Relation to Zoning

Master Plan Reexamination, 2005

Zoning Ordinance, 2017

Zoning Map, May 2016

Stormwater Management Plan, 2005

Assessment of Local Planning Goals and Objectives

Equity

The Stow Creek Township Master Plan does not explicitly reference “equity” because the New Jersey Constitution (Article IV, Section 6, paragraph 2) provides that the state’s laws under which municipalities may adopt zoning ordinances can permit the establishment of zoning districts, and the regulation of buildings and structures, only “according to their construction, and the nature and extent of their use, and the nature and extent of the uses of land,” without any mention of “equity.” Accordingly, the New Jersey Municipal Land Use Law makes no mention of “equity” in its N.J.S.A. 40:55D-2 “purposes,” nor in any of its other numerous sections and subsections. Finally, the MLUL has been consistently interpreted by New Jersey courts only as authorizing regulation of “uses” of land (meaning the activities thereon), and as prohibiting any land use regulation that is based on the identities of specific persons or any persons’ particular characteristics, creeds, etc.

Climate Change

Stow Creek Township’s Master Plan does not include specific goals and objectives pertaining to the climate change, hazard mitigation & extreme heat, as well as coastal areas & riverine corridors. However, the Township feels it is consistent with this goal. Stow Creek is an agricultural community, where the farmers are the stewards of the land, and adapt to modern challenges which include climate change. Further, in accordance with Township policies, development has been prevented around environmentally sensitive areas, such as the Township’s floodplains and wetlands.

The Township will work towards becoming more aligned with this goal by incorporating information from existing studies into their Master Planning initiatives. These efforts include:

- SJTPO Hazard Vulnerability Framework, May 2024
- Cumberland County Hazard Mitigation Plan, August 2022
- State of New Jersey Climate Change Resilience Strategy, 2021

The Township will also become consistent with the Statewide Electric Vehicle Law (P.L. 2021, c. 171). DCA, in coordination with NJDEP and BPU, prepared a Model Municipal EV Ordinance¹ which the Township will review and incorporate into their local Land Development Ordinances.

The Township should 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 Township’s Master Plan and local policies are aligned with the goals and objectives related to the State’s Natural and Water Resources, including habitat preservation, agriculture and food production, air quality, and water quality.

Habitat Preservation- the majority of the Township’s municipal border along the Stow Creek consists of floodplains and wetlands, with the majority of the coastline preserved by the NJDEP as the Gum Tree Corner Wildlife Management Area and Stow Creek State Park. The Township’s Land Development Ordinance also highlight discourage the removal of trees.

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

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

Agricultural Lands- Stow Creek Township is located within several of Cumberland County's Project Areas, which are designated areas of the County that are targeted for farmland preservation. The Township also has clear objectives to support and protect agricultural activities.

Air quality- Considering the amount of forested land and associated preserved open space mass, Stow Creek Township captures far more carbon than it produces. The Township's ordinance include performance standards for air pollution.

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

Water quality- The entirety of the Township utilizes individual wells for their water supply. As noted in the Master Plan, the surficial aquifer, the Kirkwood Cohansey, is susceptible to saltwater intrusion in Stow Creek due to its proximity to the Delaware Bay. Therefore, wells are drilled into the deeper Piney Point aquifer. The Township also has performance standards regulated water pollution.

Pollution and Environmental Clean Up

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

Brownfields- The Township's Master Plan does not include information or recommendations concerning Brownfields in the Township, as there are no brownfields in the Township.

Waste Management & Recycling- The Township's Master Plan lacks information related to waste management and recycling. However, The Cumberland County Authority provides waste management and recycling services to the County's municipalities. It should be noted that the municipalities are responsible for collecting trash and recycling and transporting it to The Authority. Stow Creek's Master Plan indicates that the Township has a waste collection center, which it shares with Shiloh.

Public Facilities/Infrastructure

The Township's Master Plan and implementing ordinances are consistent with Goals and Objectives related to Public Facilities and Infrastructure.

Infrastructure Investment Priorities- The Township's Master Plan includes an objective to limit the need for municipal services and infrastructure to maintain its rural characteristics and to maintain its agricultural industry. The Township has high-speed FIOS internet for all its residents.

Mobility and Equal Access- This sub-goal of the State Plan requires additional partnerships with adjacent municipalities, Cumberland County, SJTPO, and State Agencies. Given the rural nature of Stow Creek Township, Mobility and Equal Access is not a priority for the Township. While the Township does not NJ Transit services, the Cumberland Area Transit System (CATS) provides transportation for vulnerable populations. The Township also has a sidewalk ordinance, and maintains a park with trails near one of its densest neighborhoods.

Clean Energy- The Township's Master Plan does not include specific goals or objectives related to clean energy. The Township allows solar energy and wind energy systems in the Township, subject to terms and conditions. Solar systems are permitted throughout the Township, while wind systems are permitted in all zoning districts with the exception of the Residential and Historic Residential Zones. The Township does not permit utility scale solar fields as a means to protect the agricultural landscape. EV Charging stations are discussed above in the Climate Change section of this report.

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

Public Health- The Township's Master Plan does not include recommendations for Public Health. Given the Township's rural nature, there is no sanitary sewer or public drinking water. The Township does have a recreation area with amenities for active and passive recreation.

- 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 Stow Creek Township.

Housing

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

Stow Creek Township has reviewed and evaluated the New Jersey Supreme Court's "Mount Laurel" doctrine and the recently amended Fair Housing Act, and will continue to do so, to determine whether, when, and by what methods the Township might appropriately seek the FHA's optional protections from "builder's remedy" lawsuits.

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

However, the Township's Master Plan includes discussions related to concentrating development away from environmentally sensitive lands and agricultural lands, as a means to protect the agriculture industry.

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

Economic Growth

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

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

The lack of infrastructure (ie. water and sewer) makes it difficult to attract desirable and appropriate economic land uses.

The Township is supportive of the agriculture industry and believes that new development should not threaten the integrity and viability of this industry. Rather, the Township seeks to attract agriculture-related businesses that are supportive of the ag industry.

- Any future Economic Development Plan for Stow Creek Township should include an assessment that targets economic sectors with the greatest growth potential and public benefit.

- An educational component regarding State funding opportunities would be helpful for residents and local business owners.

Archeological, Historic, Cultural, Scenic, Open Space and Recreation

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

Scenic, Recreational & Open Space Resources- The Master Plan seeks to protect and maintain the environment and natural resource base, to maintain Stow Creek as a rural, agricultural community, and to encourage continued agriculture production.

The Township is home to several State-Owned facilities, including the Stow Creek State Park and the Gum Tree Corner Wildlife Management Area.

The County and the State Agriculture Development Committee (SADC) has preserved 2,300 acres of farmland in Stow Creek Township.

The Township Park, behind Arrowhead Lake, has amenities for both active and passive recreation. In Stow Creek, hunting, fishing, birding, walking, and hiking are prominent activities. The Township is also supportive of agritourism and ecotourism initiatives.

Historic & Cultural Resources: The Township's Master Plan includes a Historic Preservation Element, which notes that the Township's historic resources dates back to the early 1700's. However, none of these resources are listed on the New Jersey Register or the National Register of Historic Places, but several of these resources are listed on the County Register of Historic Structures and Sites. Stow Creek has limited ordinances that protect its historic resources, such as a Historic Residential zoning district. As noted in the Master Plan (albeit from 2007), the Township has not experienced significant growth when compared to other areas of the County or other southern New Jersey communities.

At present, Stow Creek Township's historic resources are protected by the care and custodianship of private land owners and other non-municipal persons and entities. The Township will review and consider for implementation various alternate forms of regulation that are being utilized by other similarly situated Cumberland County municipalities to protect historic properties without establishing historic districts and historic preservation commissions.

- State to provide education/assistance related to preserving and conserving natural resources and historic structures.
- State Historic Preservation Office (SHPO) resources and assistance needed to conduct a study to document historic structures and potential districts for small communities, such as Stow Creek.

Revitalization

Stow Creek Township's Master Plan is consistent with the State Plan's goal of Revitalization. While the Township is a primarily rural municipality, the Township encourages center-like qualities within the Roadstown area and along Route 49, which is also zoned for commercial and residential development.

Sound and Integrated Planning

Stow Creek is consistent with the State Plan's goal of Sound and Integrated Planning. The Township makes efforts to balance its agricultural industry, conserve and protect environmentally sensitive lands, and balance its development.

Planning Area Assessment

How do Planning Areas suit current and future needs

The Township of Stow Creek is located in PA 4: Rural, PA 5: Environmentally Sensitive Planning Areas and State Park Planning Areas. The majority of Stow Creek Township is appropriate to be categorized as PA4: Rural, given the agronomic industry in the County. The PA4 encompasses the majority of the Township's upland areas, with PA5 occupying the lower lying riverine area of the Township along the Stow Creek. Stow Creek is classified by NJDEP as an SE1 waterway (Saline Estuary 1) and FW2-NT (Freshwater 2- Non Trout).

After careful consideration, the Township seeks to change a portion of the PA4 Rural to PA3 Fringe along Route 49 near the Township's border with Hopewell and Shiloh.

In addition, it is also recommended that large tracts of permanently preserved open space, such as the expansions of State Parks and Wildlife Management Areas, be categorized as PA8. There are areas of NJDEP-owned land that are leased to local farmers, which present unique challenges to the balance of private industry on public land. Therefore, it is recommended that the PA8 State Park category be broadened to state PA8 State-Owned Lands and Open Space, as not all NJDEP-owned land is publicly accessible.

The previous State Park mapping incorrectly identified privately-owned properties as State-owned lands, and should be revised to reflect either the PA4 Rural Planning Area or PA5 Environmentally Sensitive Planning Area, depending upon their location.

SECTION 2: AGREEMENTS AND DISAGREEMENTS WITH THE PRELIMINARY STATE PLAN

Issues/Recommendations to Meet Local Needs

- Funding and Support

Changes to be Implemented Locally to Align with Draft Plan

- Incorporate State Plan and identified inconsistency areas into local Master Plans

Comments/Recommendations for State Agency Implementation

- Funding and support- technical assistance, grants, etc.

Areas Identified for Protection and Areas Identified where Sprawl should be limited or prevented?

Areas recommended to remain to Planning Areas 4: Rural and 5: Environmentally Sensitive, should experience limited future development. Areas proposed to be classified as PA3: Fringe, are areas that should be targeted for reinvestment, revitalization, and, potentially, redevelopment. The PA3 areas should also be prioritized for water and sewer expansion in the future.

Areas Identified that are Vulnerable to Flooding

SJTPO completed the Hazard Vulnerability Framework in May 2024 which focused on climate hazards and their impact on the transportation system. The study also includes an assessment of local flooding areas based upon topography.

- NJDEP/FEMA ongoing study for Cohansey and Maurice River watersheds- most of the County is within this study area. The Study will be informing the updated FEMA flood maps.

Open Space Plan/Open Space Tax

Stow Creek Township incorporated themes of a Conservation Plan Element as part of its 2007 Comprehensive Master Plan. However, the Township does not have an Open Space and Recreation Plan.

Stow Creek does not have a local Open Space Trust Fund.

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

Sustainable Jersey Participation / Environmental Commission

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

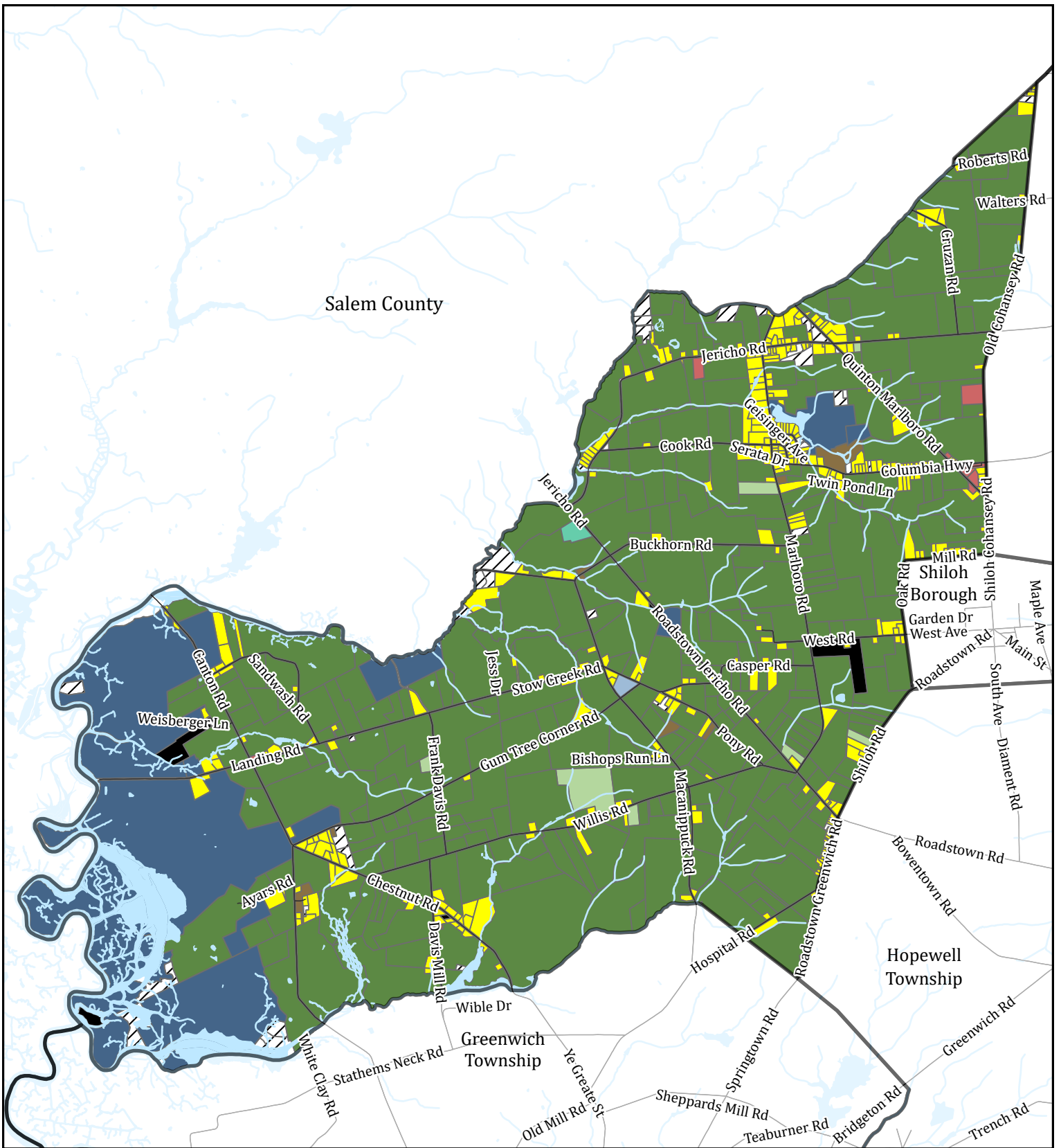
Three Most Important Local and Regional Land Use Planning Goals and Priorities

- To maintain Stow Creek as a rural, agricultural community by encouraging continued agriculture production:
 - ensure ordinances are ag-friendly;
 - support those interested in the Farmland Preservation Program;
 - acknowledge the significant economic impact of our agricultural land base;
 - raise awareness of local food security.

- To increase utilization of the agriculture/commercial and commercial zones along Route 49.
- To ensure recreational activities, especially in government-owned areas, are compatible with the production activities and private land rights of the surrounding farms.

Additional Comments

- Insufficient priority is given to the retention of farmland beyond the Farmland Preservation Program. The state must recognize that there are many other factors affecting the viability of the agricultural industry, not the least of which is overregulation.
- Nowhere amongst the goals and subgoals is there mention of supporting a stable property tax base. This is a glaring omission in any strategic plan related to land use.



Existing Land Use

Township of Stow Creek, Cumberland County

Existing Land Use (2025)

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

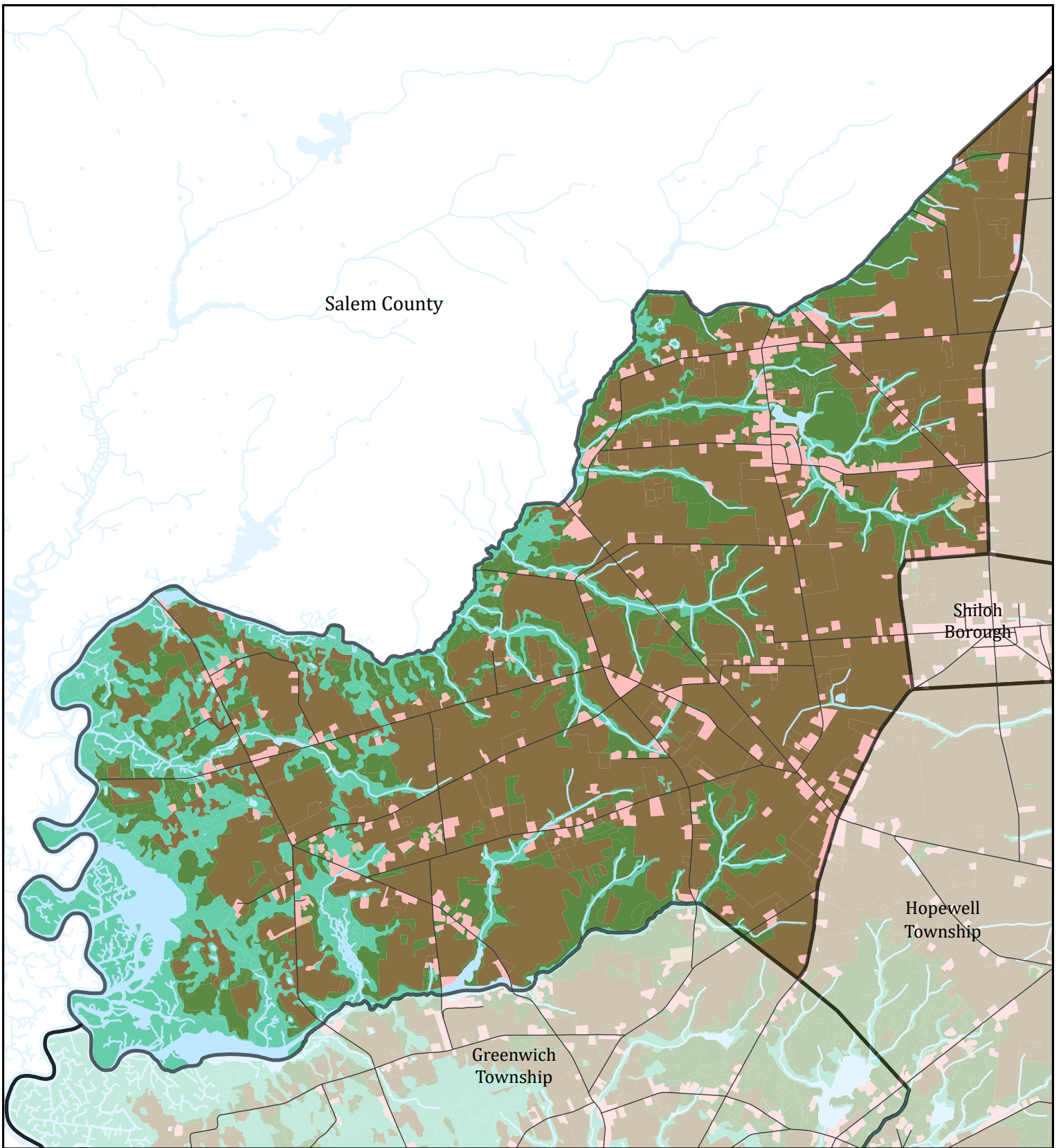
- Commercial
- Industrial
- Apartment
- Railroad
- Public School
- Private School

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



0 2,500 5,000 Feet

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



2020 Land Use Land Cover

Township of Stow Creek, Cumberland County

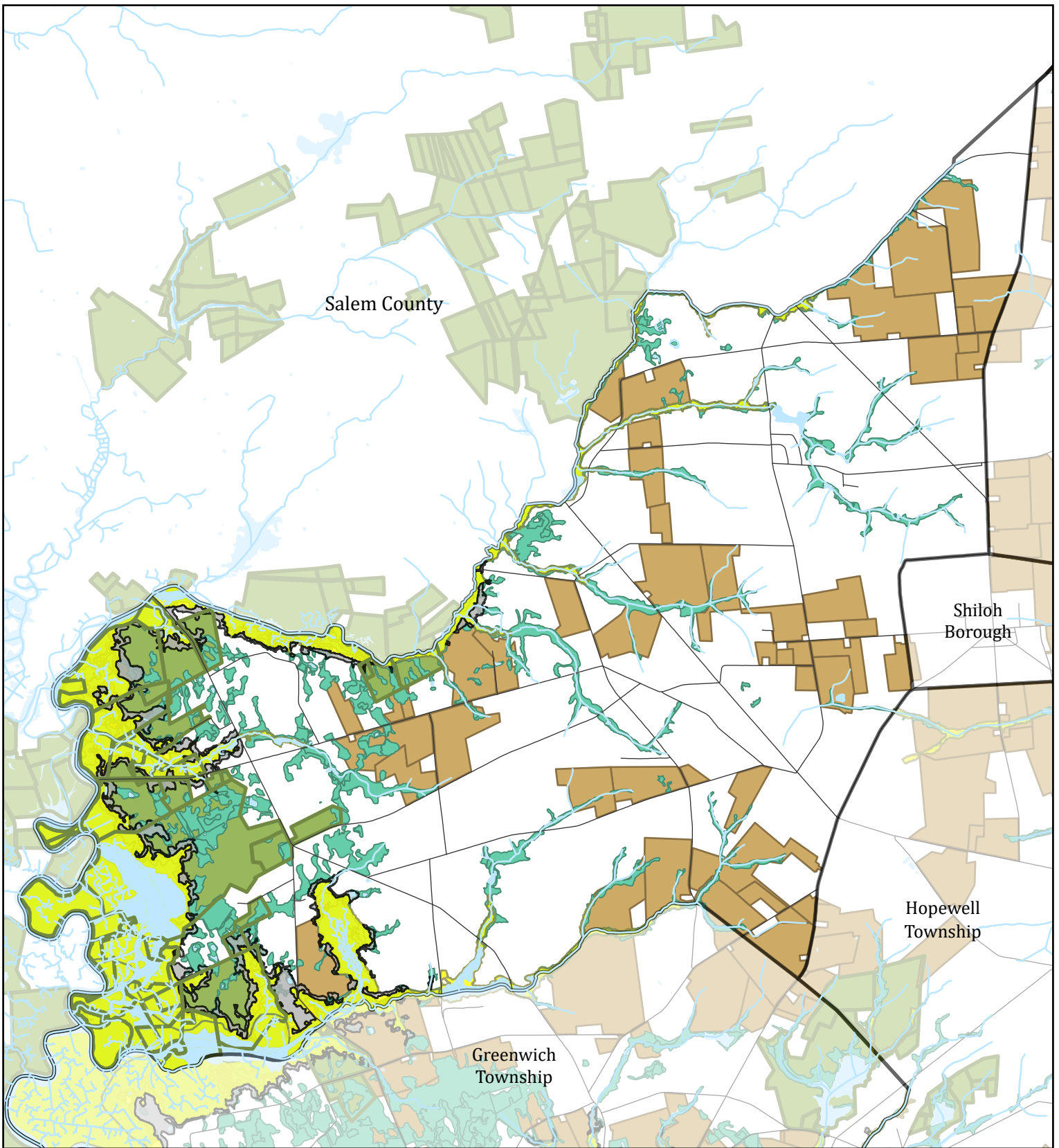
Land Use Land Cover (2020)

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



0 2,500 5,000 Feet





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



Environmental Features

Township of Stow Creek, Cumberland County

FEMA Floodplains

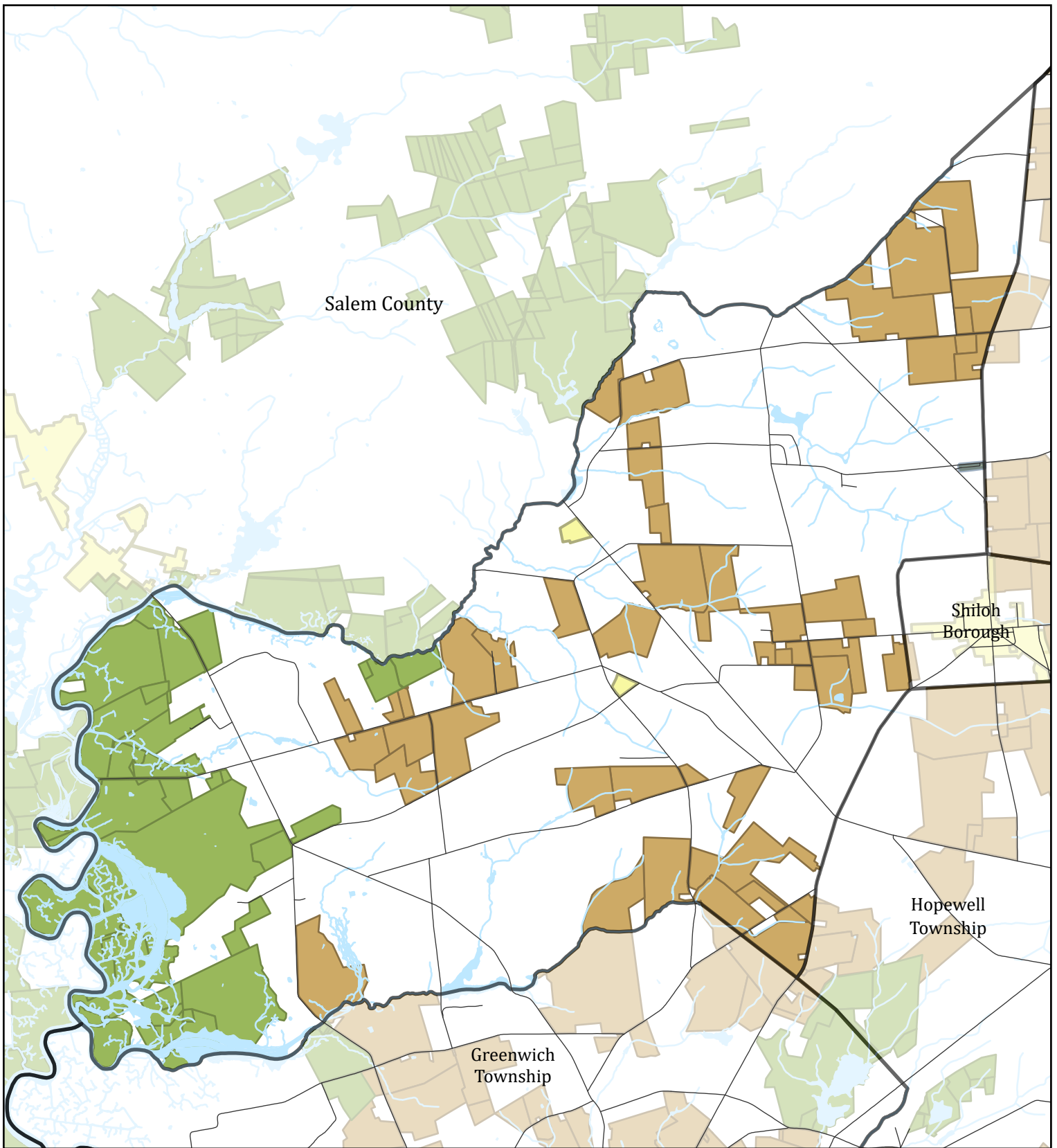
-  Zone A, AE, AO: 100-Year Floodplain
-  Zone VE: 100-Year Floodplain with Wave Action
-  0.2% Chance Annual Floodplain (500-Year Flood)
-  Floodway

-  Preserved Farmland
-  Preserved Open Space
-  Wetlands







0 2,500 5,000 Feet

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



Utilities

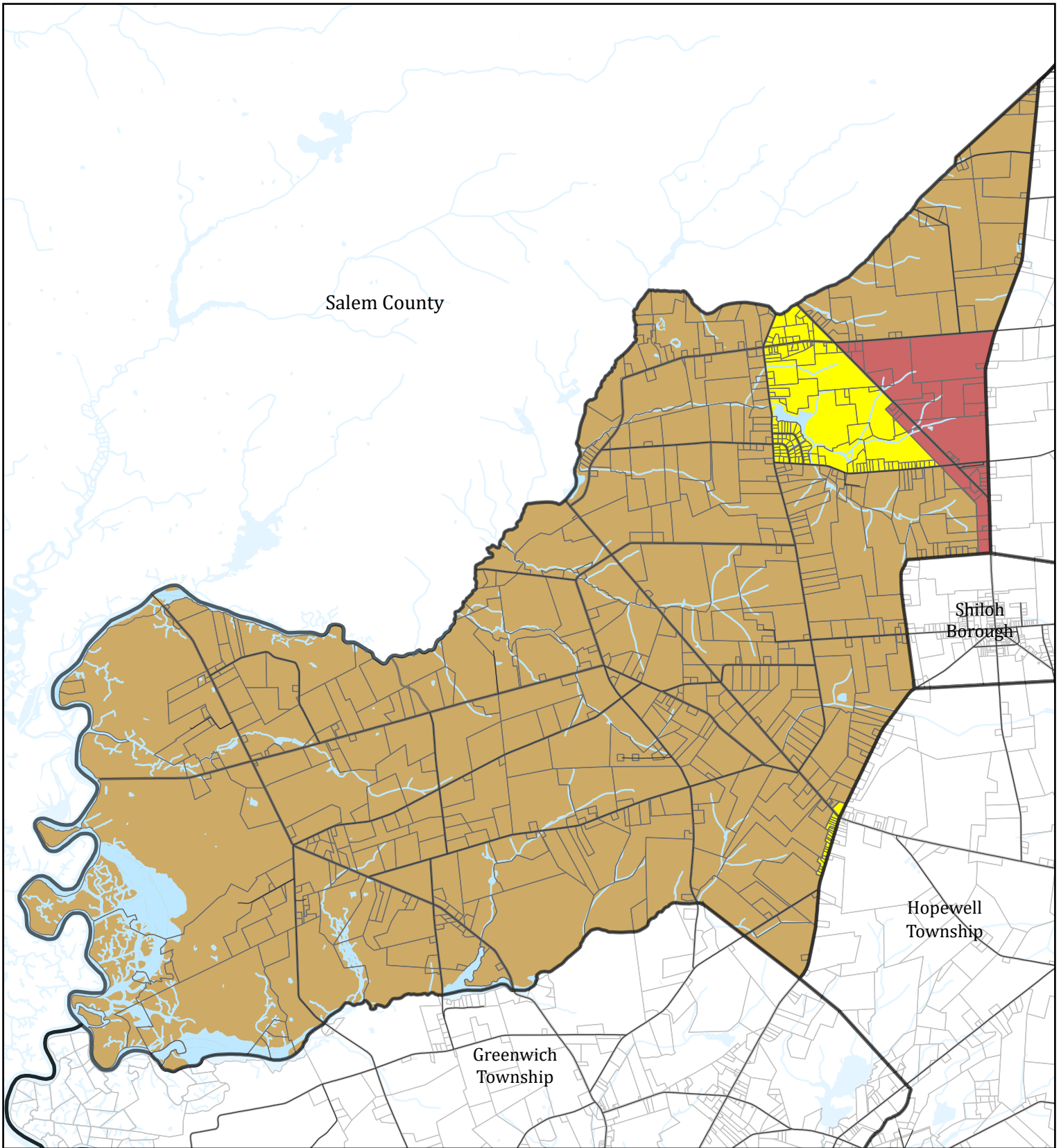
Township of Stow Creek, Cumberland County

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



0 2,500 5,000 Feet

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



Zoning

Township of Stow Creek, Cumberland County

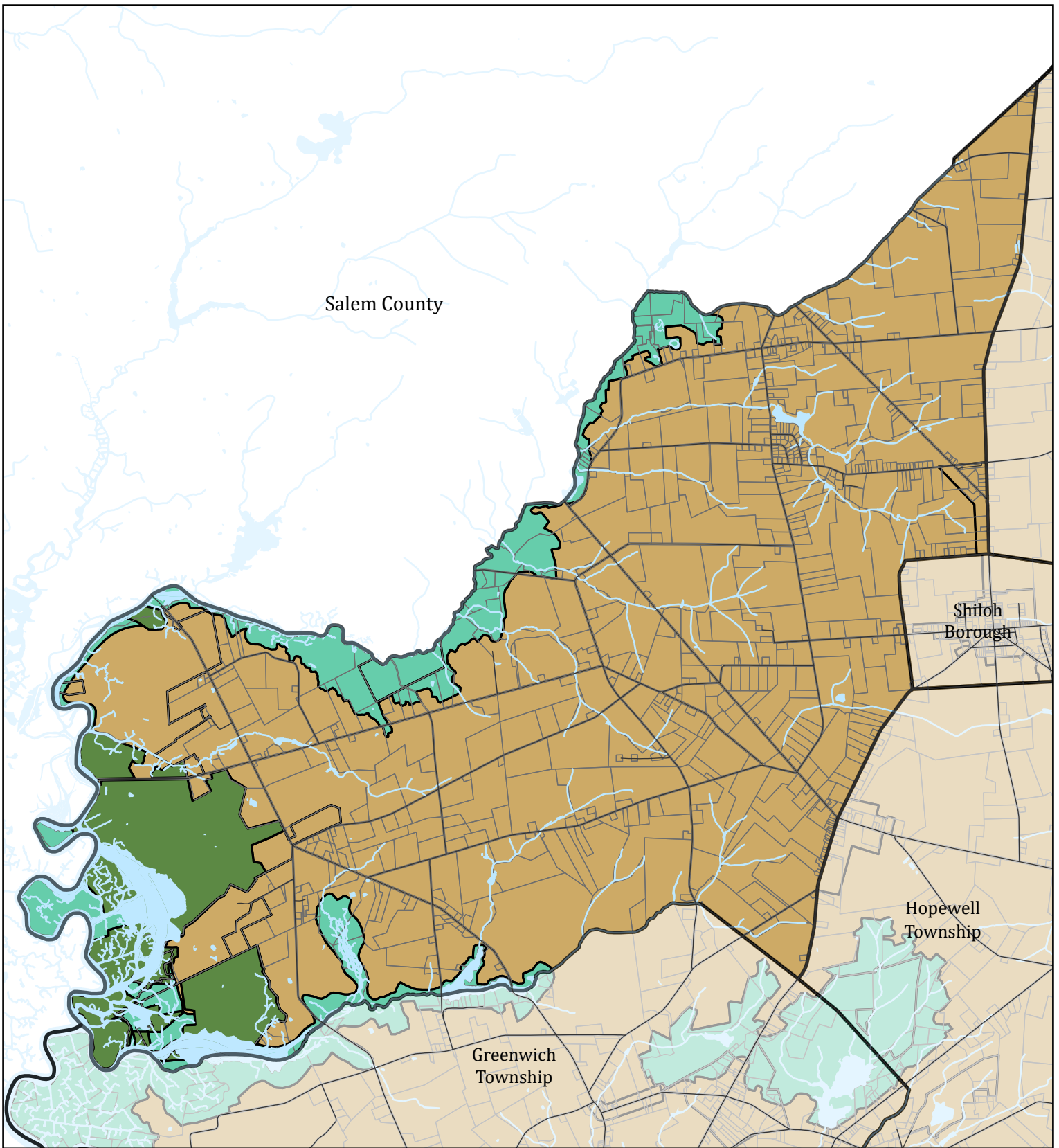


0 2,500 5,000 Feet

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

Zoning Districts

- Agriculture
- Commercial
- Residential



State Planning Areas

Township of Stow Creek, Cumberland County

State Planning Areas

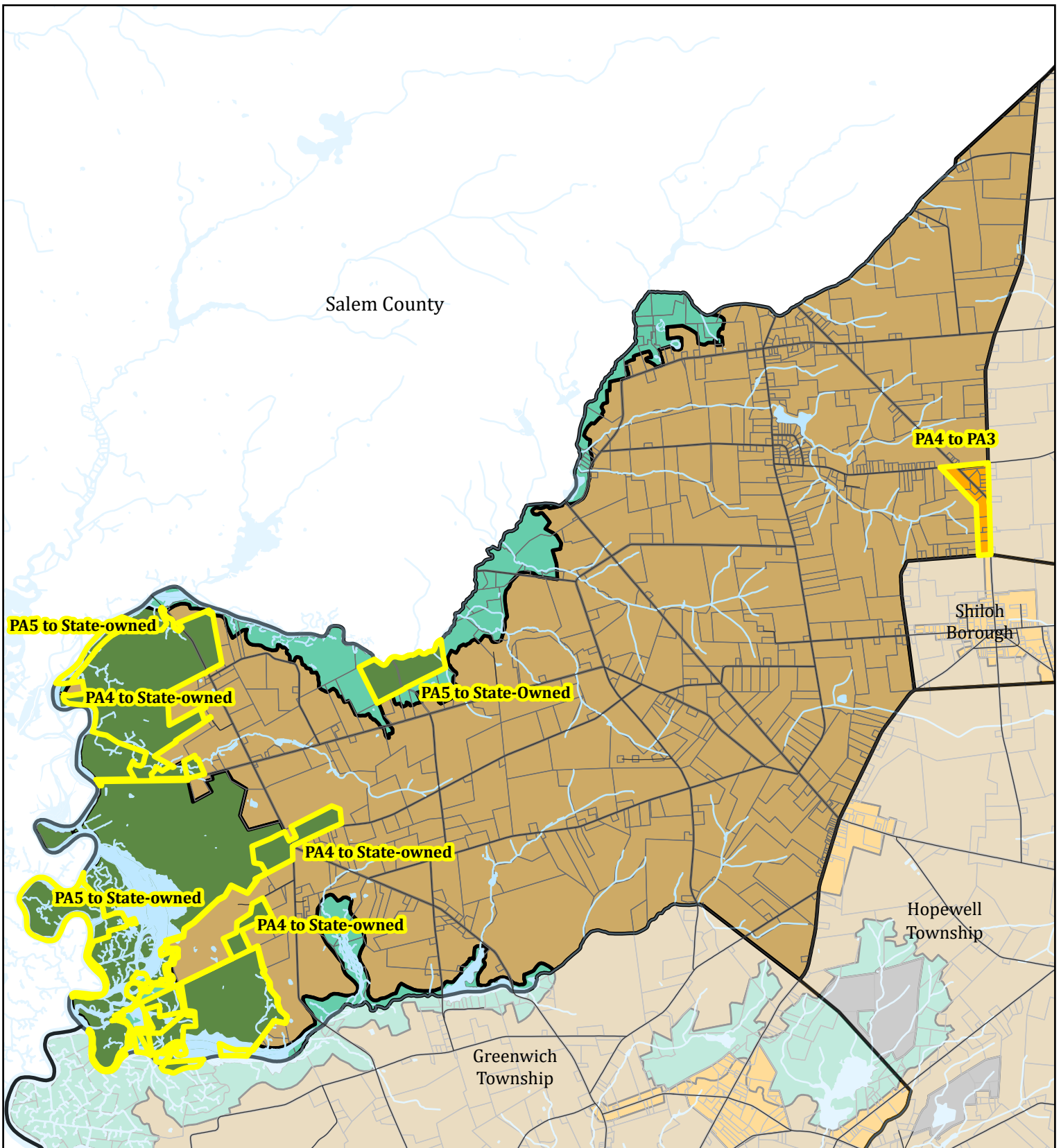
- PA1: Metropolitan
- PA2: Suburban
- PA3: Fringe
- PA4: Rural

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



0 2,500 5,000 Feet

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




Assessment and Inconsistency

Township of Stow Creek, Cumberland County




0 2,500 5,000 Feet


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

 Planning Area Changes

Revised Planning Area

 PA3: Fringe

 PA4: Rural

 PA5: Environ. Sens.

 State-Owned Land and Open Space*

* NJDEP owns land in Stow Creek that is leased to local farmers and actively farmed

STOW CREEK

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>		<p>The Stow Creek Township Master Plan does not explicitly reference “equity” because the New Jersey Constitution (Article IV, Section 6, paragraph 2) provides that the state’s laws under which municipalities may adopt zoning ordinances can permit the establishment of zoning districts, and the regulation of buildings and structures, only “according to their construction, and the nature and extent of their use, and the nature and extent of the uses of land,” without any mention of “equity.” Accordingly, the New Jersey Municipal Land Use Law makes no mention of “equity” in its N.J.S.A. 40:55D-2 “purposes,” nor in any of its other numerous sections and subsections. Finally, the MLUL has been consistently interpreted by New Jersey courts only as authorizing regulation of “uses” of land (meaning the activities thereon), and as prohibiting any land use regulation that is based on the identities of specific persons or any persons’ particular characteristics, creeds, etc.</p>
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>	<p>Objective To encourage continued agriculture production.</p> <p>Ordinances in place to protect sensitive areas.</p>	<p>Although there is no explicit mention of climate change or planning around climate change effects, the Township feels that it is consistent with this goal.</p> <p>Stow Creek is an agricultural community, where the farmers are the stewards of the land, and adapt to modern challenges, which includes impacts of climate change.</p> <p>Development has been prevented around the Stow Creek floodplains and wetlands.</p>
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>		
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>Objective To maintain Stow Creek as a rural, agricultural community.</p> <p>Objective To protect and maintain the environment and natural resource base.</p>	

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
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	Objective To protect and maintain the environment and natural resource base. The wetlands and floodplains have been protected from most development.	Development in the floodplains and wetlands has been prevented. The Township has Design and Performance Standards in the Land Development Ordinance that discourage the removal of trees.
Agriculture & food production	Balance the Policy Objectives of the planning area while maintaining the viability of agriculture and agritourism in appropriate locations Promote economic development and diversification of the agricultural industry through capital facilities, funding, tax & regulatory policies, and land use regulations Encourage sustainable and profitable farming through agricultural best management practices and incorporating the water needs of the agricultural economy in water supply planning Educate the state’s residents on the economic and environmental value of sustainable agriculture	Stow Creek Township will continue as a productive agricultural community where its residents live in very low density rural settings amid a landscape of farm fields, woods, and streams Objective to maintain Stow Creek as a rural, agricultural community Over 9,000 acres of agricultural farmland in Stow Creek, about 500 have been preserved through county program. Zoning allows agriculture in all districts Objective to encourage continued agricultural production Objective to allow for housing opportunities that are compatible with natural conditions and do not cause a loss of the agricultural land base.	Clear objectives to continue, support, and protect agricultural activity in the township. Portion of farmlands have been preserved. Township has a Right to Farm ordinance.
Air quality	Ensure that both development and redevelopment will lead to the attainment of National Air Quality Standards (NAAQS). Delineate all current hotspots ozone & carbon monoxide hotspots and take all appropriate measures to address those hotspots	Objective to protect and maintain the environment and natural resource base.	The Township values its environment and notes there are no air quality issues. The Township has performance standards regulating air pollution (§7.21)
Water quality	Encourage watershed-based regional flood and stormwater management Avoid new development in designated flood plains and implement federal flood hazard reduction standards in areas subject to tidal flooding Reduce water consumption/manage water consumption to avoid needing additional infrastructure 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 Coordinate state, regional, and local land use planning with the Statewide Water Supply Master Plan	Township is bordered by Stow Creek and contains three lakes. The areas around the creek and branching waterways are flood prone and wetlands. Almost no development has been conducted in flood plains or wetlands Objective to protect and maintain the environment and natural resource base.	Township's Master Plan includes mapping that shows wetlands, waterways, and forested areas. It also includes information pertaining to watersheds, aquifers and ground water, geology, soils, and floodplains. The Master Plan expresses that wells located closer to the bay region may be subject to salt water intrusion, and therefore development was not encouraged in that region.

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
Water quality (cont.)	Protect and enhance wetlands & other water-dependent ecosystems 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 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		The Township has performance standards regulating water pollution (§7.21)
PROTECT THE ENVIRONMENT, PREVENT AND CLEAN UP POLLUTION GOAL			
Brownfield Remediation	Give public resources and assistance priority to communities with well-thought-out brownfield redevelopment strategies Plan, locate, and market redevelopment projects to capitalize on opportunities presented by brownfield sites and to coordinate community planning efforts with all levels of government		No mention of brownfield redevelopment in planning documents since there are no known brownfields in Stow Creek.
Waste Management & Recycling	Promote multi-jurisdictional planning, design, and siting of waste management and disposal facilities and self-sufficiency in waste management Decrease the size of the waste stream by reduction at the source, promotion of reusing materials, and development of markets for recycled goods Remove hazardous wastes from the solid waste stream Develop educational programs for residents	There is Stow Creek Convenience Center to collect waste and transport out of township. Working in concert with county waste management plan.	Township share a Convenience Center on Jericho Road with Shiloh, which is processed by the Cumberland County Authority.
PUBLIC FACILITIES / INFRASTRUCTURE GOAL			
Infrastructure Investment Priorities	The highest priority should be given to infrastructure projects and programs statewide that mitigate life-threatening situations and emergent threats to the public's health and safety, The second-highest priority should be given to maintenance, repair, and system preservation of infrastructure Create functional plans which should include capital plans (i.e. schools, emergency response, community facilities), utilities and sewer system maintenance/installation that is in line with water quality goals Coordinate infrastructure investments with those of surrounding and overlapping jurisdictions	Objective To limit the need for municipal services and infrastructure to a level consistent with a rural township Two schools in township.	No plans in place to improve or expand infrastructure. Stow Creek is not intended to grow though so these kinds of investments may not be applicable. The Township has high-speed FIOS internet for all its residents.
Mobility & Equal Access	Provide greater accessibility to rail and bus transit systems/stops and improve mobility within neighborhoods Complete intra- and inter-modal transportation linkages that capitalize on land use, economic development, density, employment opportunities, mass transit facilities, and opportunities to complete coverage of transit corridors Emphasize the movement of people rather than the movement of vehicles by investing in public transportation and prioritizing the needs of pedestrians and bicyclists Establish a working partnership between transportation agencies, local governments and the private development community to strengthen the linkages between land use and transportation	Residents have access to bike trails. No mass transit available. Objective to maintain transportation access to employment opportunities outside of the Township. Roads are lightly used. There are two small privately-owned craft landing strips.	No mass transit, which is on par for rural communities. No discussion of what mobility is like in the more concentrated residential areas. The Township is serviced by the Cumberland Area Transit System (CATS), providing transportation services for vulnerable populations. The Township has a sidewalk ordinance in the Performance Standards of the Land Use Ordinance (§7-26)

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
Mobility & Equal Access (cont.)	<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 Township owns and maintains a park with trails near one of its densest neighborhoods, which provides outdoor recreation to its residents.</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>Township's ordinance permits solar and wind as accessory uses throughout the Township. The Township does not allow utility scale as a means to protect the farmland. Township intends to amend ordinance to conform with EV Law.</p>
Public Health	<p>Lead abatement in older homes and drinking water infrastructure</p> <p>Improving obesity outcomes through a physical planning framework that encourages active living choices, programs that address food deserts, and public education on health & wellness</p> <p>Relocating air polluting facilities to more suitable locations, and / or mothballing them</p>		<p>The Township has no public drinking water infrastructure. The Township has recreation area with basketball courts and trails.</p> <p>Additional information related to public health initiatives could be added to local planning policies.</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>Objective To maintain the neighborhood scale of the existing residential communities at Roadstown and near Lake Arrowhead</p> <p>Objective to allow for housing opportunities that are compatible with natural conditions and that do not cause a loss of the agricultural base</p>	<p>Township goal to continue concentrating residential development in the two center-like regions. Housing development is being limited to preserve agricultural and environmentally sensitive lands.</p> <p>Stow Creek Township has reviewed and evaluated the New Jersey Supreme Court's "Mount Laurel" doctrine and the recently amended Fair Housing Act, and will continue to do so, to determine whether, when, and by what methods the Township might appropriately seek the FHA's optional protections from "builder's remedy" lawsuits.</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>Opportunities for small scale retail shops, local services, and home occupation may occur throughout the Township with concentrations in the hamlet center of Roadstown and the potential future Route 49 – Arrowhead Lake village center.</p> <p>Objective to increase employment opportunities within the Township compatible with its rural style</p> <p>Objective To allow for small scale commercial development opportunities along Route 49 and in Roadstown</p>	<p>Township identified center-like areas to direct commercial development. Goals to encourage employment opportunities that are compatible with the township's character. Efforts also being made to support the agriculture industry overall.</p>
Economic Development (cont.)	<p>Provide support to the State's Main Streets, Special Improvement Districts, and Business Improvement Districts</p> <p>Provide adequate capital facilities, whether publicly or privately owned or maintained, in line with capital plans to meet desired economic development objectives</p> <p>Encourage the clustering of compatible industries in ways that reduce natural resource consumption and minimize industrial waste and pollution</p> <p>Promote the creation and expansion of businesses that use raw materials from renewable sources including recyclable materials</p> <p>Promote planning, investment, and maintenance of maritime facilities and public-use airports</p>		<p>The Township is mostly aligned with the Economic Development Goals of the State Plan, however a lack of infrastructure (ie. sewer service and public drinking water) makes it difficult to attract desirable economic land uses.</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>Residents will continue to travel to surrounding areas for employment and shopping while outdoor recreation such as fishing, biking, and hiking remain locally available. Land dedicated to Stow Creek Landing State Park. One municipally maintained park behind Lake Arrowhead.</p>	<p>Recreational opportunities are limited to the park behind Lake Arrowhead and the state park.</p> <p>The Township park has recreational amenities for active recreation, as well as trails for passive recreational uses. Hunting, fishing, birding, walking, hiking, in addition to agritourism and ecotourism are available in the Township.</p> <p>State Park offers potential for recreation that is appropriate for a rural area.</p>

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
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>	Objective To generate public awareness and appreciation for the culture and history of the Township. Township has historic resources but none are officially listed.	At present, Stow Creek Township’s historic resources are protected by the care and custodianship of private land owners and other non-municipal persons and entities. The Township will review and consider for implementation various alternate forms of regulation that are being utilized by other similarly situated Cumberland County municipalities to protect historic properties without establishing historic districts and historic preservation commissions.
REVITALIZATION GOAL			
Revitalizing & Recentering Older Centers and Underutilized Urbanized Areas	<p>Correct the phenomenon of communities that exhibit Center-like features adopting inappropriate suburban models</p> <p>Reinvestment should make areas less auto-oriented, more pedestrian-friendly, and more interconnected to improve mobility</p> <p>Redevelopment plans should reintroduce Center-like features & beautify public spaces</p> <p>Reverse interventions that have erased natural features and integrate any recoverable natural features into redevelopment</p>	Objective to allow for small scale commercial development opportunities along Route 49 and in Roadstown.	No real centers in the area. Center-like qualities appearing in Roadstown and Route 49 which the township seeks to encourage.
SOUND AND INTEGRATED PLANNING GOAL			
Comprehensive Planning	<p>Integrate planning with neighboring municipalities, the county, regional bodies, and statewide planning initiatives</p> <p>Ensure that land use patterns encourage the goals of the state plan including reducing sprawl, improving walkability, mixing uses, and protecting natural features</p> <p>Apply design principles to create and preserve spatially defined, visually appealing, and functionally efficient places in ways that establish a recognizable identity, create a distinct character, and maintain a human scale</p>	<p>Border with Greenwich is zoned for agriculture on both sides. Land use conditions on Hopewell border is nearly identical. Lower Alloway border is Stow Creek. Quinton border has residential on their side and agricultural on Stow Creek's. Shiloh border shares many land uses on both sides. Stow Creek works with county plan to concentrate development</p> <p>Stow Creek is designated as rural and environmentally sensitive planning areas which is in line with the development patterns of the township.</p> <p>Trying to establish Roadstown and the area near Route 49 as centers in order to continue the center-like development that has begun.</p>	Planning is aligned with State and neighboring municipalities. Overall land use patterns are appropriate for the area and work to balance the needs of agricultural vs residential vs environmentally sensitive lands.