

Cross Acceptance Response Template
Prepared for the
Township of Upper Deerfield

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

This document was discussed with the Upper Deerfield Township Cross-Acceptance Subcommittee on April 16, 2025, and presented to the Upper Deerfield Township Planning Board on April 21, 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, 1988

- The Natural Setting (Geology, Hydrology, Soils Etc.)
- Agriculture
- Existing Land Use and Development Capability
- The Circulation Plan
- Housing Plan
- Community Facilities Plan
- Utilities Plan
- Conservation and Open Space Plan
- Recreation Plan
- Energy Conservation
- Future Land Use Plan

Water and Sewer Master Plan, 1991

Master Traffic Plan, 1992

Redevelopment Plan, 2005

Environmental Resource Inventory, 2006

Open Space & Recreation Plan, 2007

Farmland Preservation Plan, 2008

Housing Element & Fair Share Plan, 2019

Master Plan Reexamination Report, 1994, 2002, 2003, 2010, 2017

Recreational/Open Space Ordinance, 2006

Zoning Ordinance, revised through 2022

Zoning Map, 2022

Stormwater Management Ordinance, 20024

State Plan Assessment with Goals/Objectives

Equity

The Township's Master Plan does not include specific discussions related to Equity. However, the themes of equity are apparent in the Township's Master Plan. Specifically, the Master Plan includes goals related to maintaining a well-balanced community in which to live, work and recreate in a clean and safe environment. This theme is applied to housing, business, industrial, recreational, and open space opportunities to meet the diverse needs of the local population as it applies to age, ethnic groups, and income levels.

Climate Change

Upper Deerfield Township's Master Plan is somewhat consistent with the goals and objectives pertaining to the climate change, hazard mitigation & extreme heat, as well as coastal areas & riverine corridors.

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
 - The Township notes that many of the Hazard Mitigation issues are under state/county jurisdiction.
 - The Hildreth Tract is an identified hazard, as it is an older development in the Township. It has sewer/water service, but its stormwater pipes are collapsing. The total cost of the project is approximately \$2 million over the course of 4 years. The Township has received a Small Cities Facilities Grant and will be utilizing funding out of the Transportation Trust Fund.
 - In general, the Township has minimal floodplain issues. Only a few properties along a Cohansey River tributary are located in the floodplain.
- State of New Jersey Climate Change Resilience Strategy, 2021

The Township will also review 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 development ordinances. It should be noted that the Township has been complying with the law as development review applications are processed.

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.

The Township will also incorporate the Climate Change Hazard Vulnerability Assessment with their next Land Use Plan Element, as required by the Municipal Land Use 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. The Township also has an Environmental Commission.

Habitat Preservation- As noted in the Master Plan Reexamination Report, the Township preserved 120 acres of public parkland between 2010 and 2017. Between 2010 and 2025, the Township preserved approximately 200 acres. The

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

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

Township currently exceeds its assessment of preserved open space, based upon its Open Space and Recreation Plan.

Agricultural Lands- Upper Deerfield Township is located within several of Cumberland County's Project Areas, which are designated areas of the County that are targeted for farmland preservation. There are approximately 5,000 acres of preserved farmland in the Township.

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

- The Township will continue coordinating with the County and SJTPO to identify and maintain compliance with federal air quality regulations.

Water quality- The Township's Environmental Resource Inventory includes information related to surface and ground water quality. The Township should review and update the water quality information using the best available data and resources.

- State to provide assistance and resources related to surface and ground water quality for environmental resource inventory and planning purposes.

A portion of the Township is serviced by the Upper Deerfield Township Water Department, which reduces the risk of drinking water contamination.

- State to provide support and assistance to municipalities that extend water lines into the portions of the Township where there is approved sewer service areas.

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 and Master Plan Reexamination Report includes limited information or recommendations concerning Brownfields in the Township because there are minimal brownfields. The Township's ERI lists six (6) NJDEP-identified known contaminated sites. The Upper Deerfield Sanitary Landfill (inactive since 1960) was once categorized as an EPA Superfund Site but was deleted from the National Priorities List in 2000. The Township provided public water service to the impacted communities as the groundwater was contaminated. The former landfill was cleaned to acceptable industry standards. NJDEP is currently reviewing the long-term monitoring (30-years). The site also has deed and zoning restrictions.

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

Waste Management & Recycling- The Township's Master Plan includes a discussion on waste management and recycling in the 1990 Master Plan. 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 plant. Therefore, the Township has a Convenience Center and Recycling Center.

- The Township should incorporate information related to the Cumberland County Authority in their Master Planning documents.

Public Facilities/Infrastructure

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

Infrastructure Investment Priorities- The Township has a municipal Water and Sewer Utility that oversees water and sewer service within Upper Deerfield. Portions of the Township that are more rural utilize individual septic systems and well water. The State Plan includes an objective of creating functional plans that include capital plans (ie. schools, emergency response, community facilities, utilities, and sewer system maintenance/installation.)

The Township has not experienced significant change to its Transportation System over the years. The Township's population remained relatively steady. According to the US Censuses, between 2000 and 2020, the Township's population increased by 50 people.

The Township continues to work with the County to ensure that appropriate Right-of-Way Easements are received as new development applications are processed.

- More information could be included in the Master Plan related to community facilities and utilities.

Mobility and Equal Access- This sub-goal of the State Plan requires additional partnerships with adjacent municipalities, Cumberland County, SJTPO, and State Agencies. The Township's Master Plan includes limited information pertaining to mobility and equal access.

- Upper Deerfield Township is serviced by the Cumberland Area Transit System, also known as CATS. CATS is a service offered by the Cumberland County Office on Aging and Disability Services and provides bus transportation to county residents aged 60 or older, veterans, persons with disabilities, and the general public.
- Cumberland County was a partner in the SJTPO-led Study, "Access for All Transit Plan" that was completed in 2021. Upper Deerfield Township should consider incorporating this study into its Master Planning efforts.

Clean Energy- The Township's Master Plan is consistent with the State Plan's objectives for Clean Energy. The 2023 Master Plan Reexamination Report includes recommendations concerning EV charging stations. EV Charging stations are discussed above in the Climate Change section of this report.

The Upper Deerfield Planning Board approved a large solar field on Love Lane, which will be used to supply power to Cumberland Regional High School. The High School also added solar panels over their entire parking lot which has been operational since 2024. The system uses net metering.

There are other large solar fields in the Township that are utilized by local industry- Seabrook Brothers has the largest field in the Township- which was installed by South Jersey Energy.

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

Public Health- The Township's Master Plan does not include recommendations or mentions for Public Health. However, the Township is consistent and proactive with respect to public health initiatives.

The Township's water purveyor system is relatively new; The system was installed in the 1990s and all pipes are plastic, not lead. The Township also provided support to Seabrook, which replaced their water systems in the late 2000's.

Township received \$400k in Small Cities for Home Rehabilitation Program, which can be used to remediate lead paint exposure for qualified homes.

- 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 Upper Deerfield Township.

Housing

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

Upper Deerfield Township is participating in the current Fourth Round for Affordable Housing. The Township partially agreed with the Department of Community Affairs (DCA) with respect to the calculation of required units for the Fourth Round. The Township submitted documentation supporting that the Present or Rehabilitation Obligation is 19 units (as opposed to DCA's 31 units), and the Prospective or New Construction Obligation is 75 units, as opposed to 118 units. The Township reached a Settlement Agreement with Fair Share Housing Center which stipulates a Present Need (Rehabilitation) of 31 units and a Prospective Need of 95.

It is anticipated that the Township will become more aligned with the Housing Goal as a result of meeting their obligation.

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

Economic Growth

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

- The Township's Redevelopment Plan is Economic Development Plan that has been extremely successful at attracting new development (including commercial/industrial users such as Sika³, Pappas⁴, Cumberland Dairy/Lark Development⁵). It is expected that there will be additional development along Silver Lake/Love Lane later this year.

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

- Any future Economic Development Plan for Upper Deerfield Township should include an assessment that targets economic sectors with the greatest growth potential and public benefit- especially noting on changes in the economic market.
- An educational component regarding State funding opportunities would be helpful for residents and local business owners.

³ www.usa.sika.com/

⁴ <https://lassondepappas.com/>

⁵ <https://cumberlanddairy.com/>

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

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

Scenic, Recreational & Open Space Resources: The Township has an Open Space and Recreation Plan, adopted in 2007, that includes numerous goals and objectives related to the expansion of open space for environmental protection and recreational opportunities, and encouraging passive recreational uses.

Historic & Cultural Resources: The Township's Master Plan includes limited information related to its historic or cultural resources

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

Revitalization

Upper Deerfield's Master Plan is consistent with the State Plan's goal of Revitalization. The Township makes efforts to preserve farmland, conserve natural ecosystems, and concentrate development. The Township could benefit from analyzing their Redevelopment Plan and zoning ordinance to ensure that new development has center-like qualities (ie. walkability, housing types, density, reliable infrastructure, parks, etc.)

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

Sound and Integrated Planning

Upper Deerfield is consistent with the State Plan's goal of Sound and Integrated Planning. The Township recognizes the need for balanced land uses that supports the community's needs. However, more information could be added as it relates to adjacent municipalities, Cumberland County, and regional plans.

- Township to consider creating an updated Vision Statement and revised Goals and Objectives for its Master Plan.
- Incorporate regional plans into local plans, as appropriate.

Planning Area Assessment

How do Planning Areas suit current and future needs

The Township of Upper Deerfield is located within a variety of Planning Areas, including PA1: Metropolitan, PA2: Suburban, PA3: Fringe, PA4: Rural, PA4B: Rural Environmentally Sensitive, and PA5: Environmentally Sensitive.

PA 1: Metropolitan is located adjacent to the PA 1 in Bridgeton. PA 2: Suburban areas are located adjacent to the PA 1 and where there is existing Sewer Service Area. PA3: Fringe is located around the intersection of Finley Road and Deerfield Bridgeton Pike. PA 4: Rural and PA4B: Rural Environmentally Sensitive consists of the bulk of the Township, primarily where farmland is prioritized for preservation. PA 5: Environmentally Sensitive is located adjacent to rivers, streams and lakes, primarily along the Township's municipal boundary with the Cohansey River as well on either side of Parsonage Run and Foster Run.

It is recommended that the Planning Area boundaries become more aligned with patterns of existing development and areas where there is existing infrastructure. Specifically, PA 2: Suburban should be revised to remove any preserved farms and those areas be changed to PA 4 Rural. In addition, portions of the Township that are located within the Sewer Service Area should be removed from PA 4: Rural or PA3: Fringe and placed in PA 2: Suburban Planning Area. It is also recommended that the portion of the Township near the intersection of Route 77 and

Deerfield/Cohansey Deerfield Road that is currently zoned residential and commercial, be changed from PA4: Rural to PA3: Fringe, to better align the state plan with local planning policies.

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. See comments in Section 1.

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

Areas recommended to remain to Planning Areas 4: Rural, 4B: Rural Environmentally Sensitive, and 5: Environmentally Sensitive, should experience limited future development. Areas proposed to be classified as PA 1: Metropolitan, PA 2: Suburban, and PA 3: Fringe are areas that should be targeted for reinvestment, revitalization, and, potentially, redevelopment. The PA 2 and PA 3 areas should also be prioritized for water and sewer expansion, if not already in existence.

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

Upper Deerfield Township adopted an Open Space and Recreation Element in 2007 and completed an Environmental Resource Inventory in 2006.

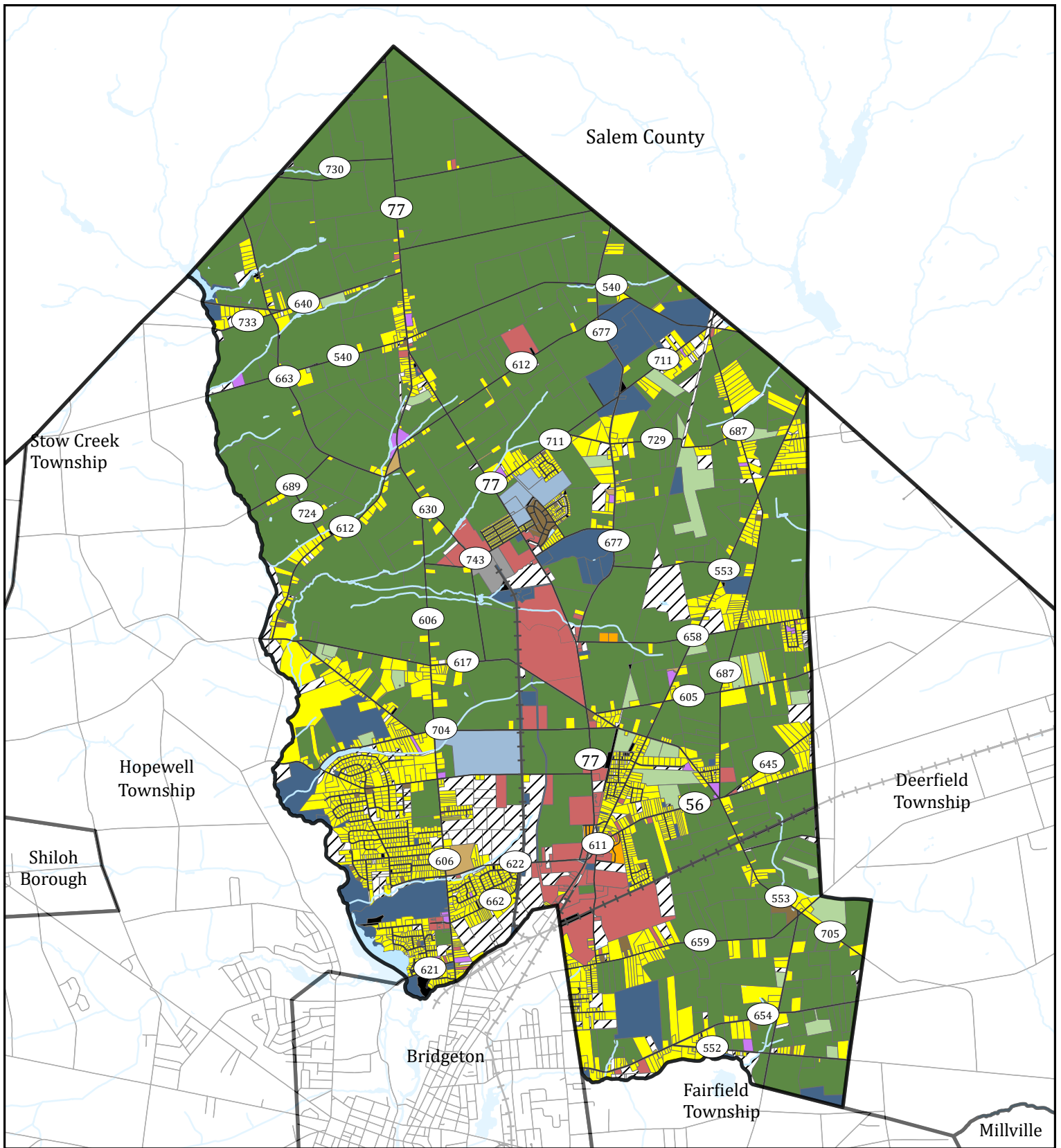
Cumberland County has an Open Space Trust Fund that can be used for the acquisition of fee-simple open space and development easements in accordance with farmland preservation rules and regulations.

Sustainable Jersey Participation / Environmental Commission

The Township of Upper Deerfield does not participate in Sustainable Jersey. However, the Township does have an active Environmental Commission.

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

- Economic Development is a priority and one of the most important goals of the Township– success with attracting new development such as Sika and Cumberland Dairy- and expansion of existing businesses, such as Ultra Clean Technology.
 - Economic Development is prioritized where infrastructure exists and can support new development.
- Open space is important to the Township. The Township made considerable investments in its parks.
- Balancing a need for growth while proposing conservation and preservation for other areas of the Township.



Existing Land Use

Township of Upper Deerfield, Cumberland County

Existing Land Use (2025)

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

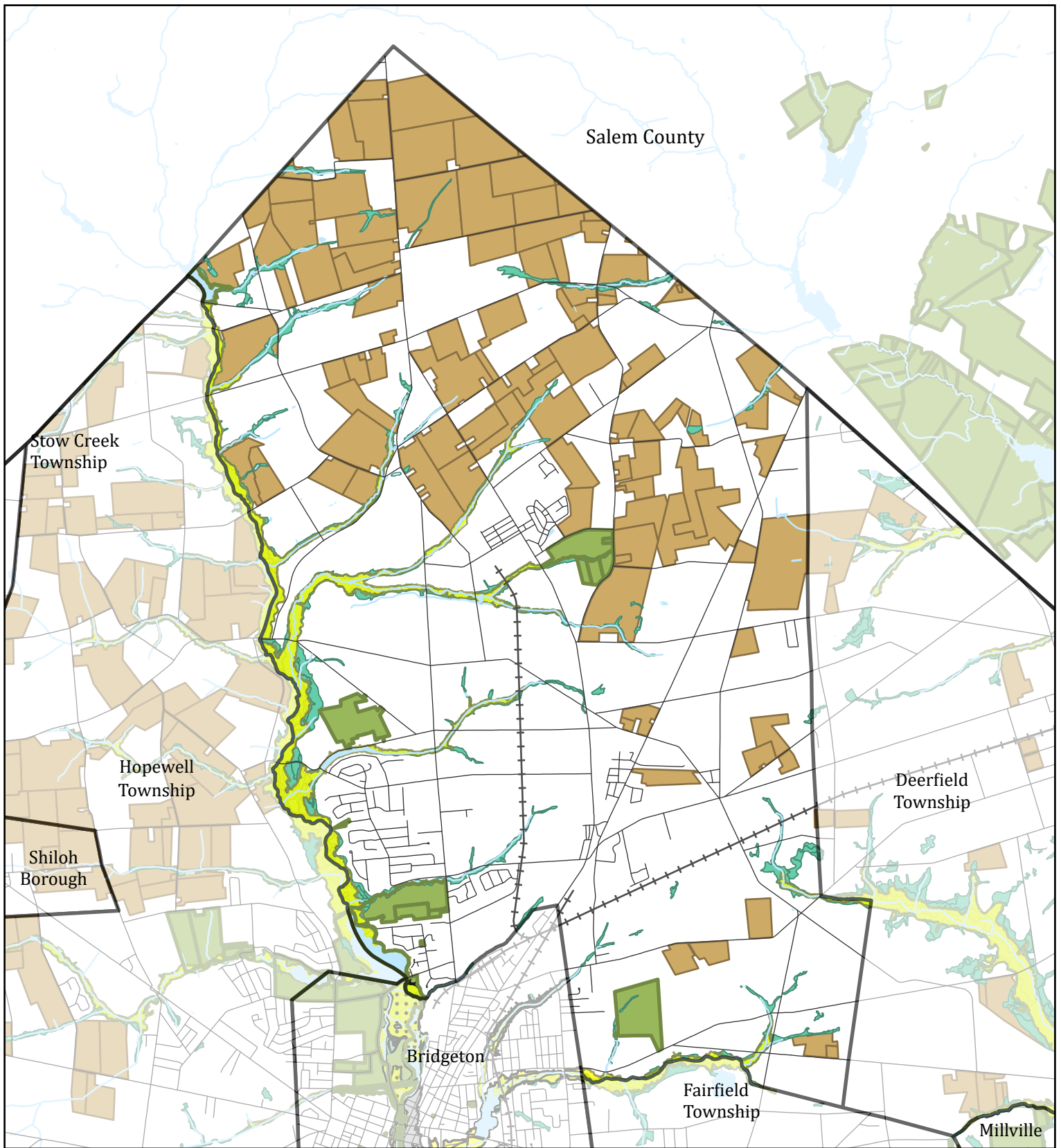
- Commercial
- Industrial
- Apartment
- Railroad
- Public School
- Private School
- Public Property

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



0 3,500 7,000 Feet





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



Environmental Features

Township of Upper Deerfield, Cumberland County

FEMA Floodplains

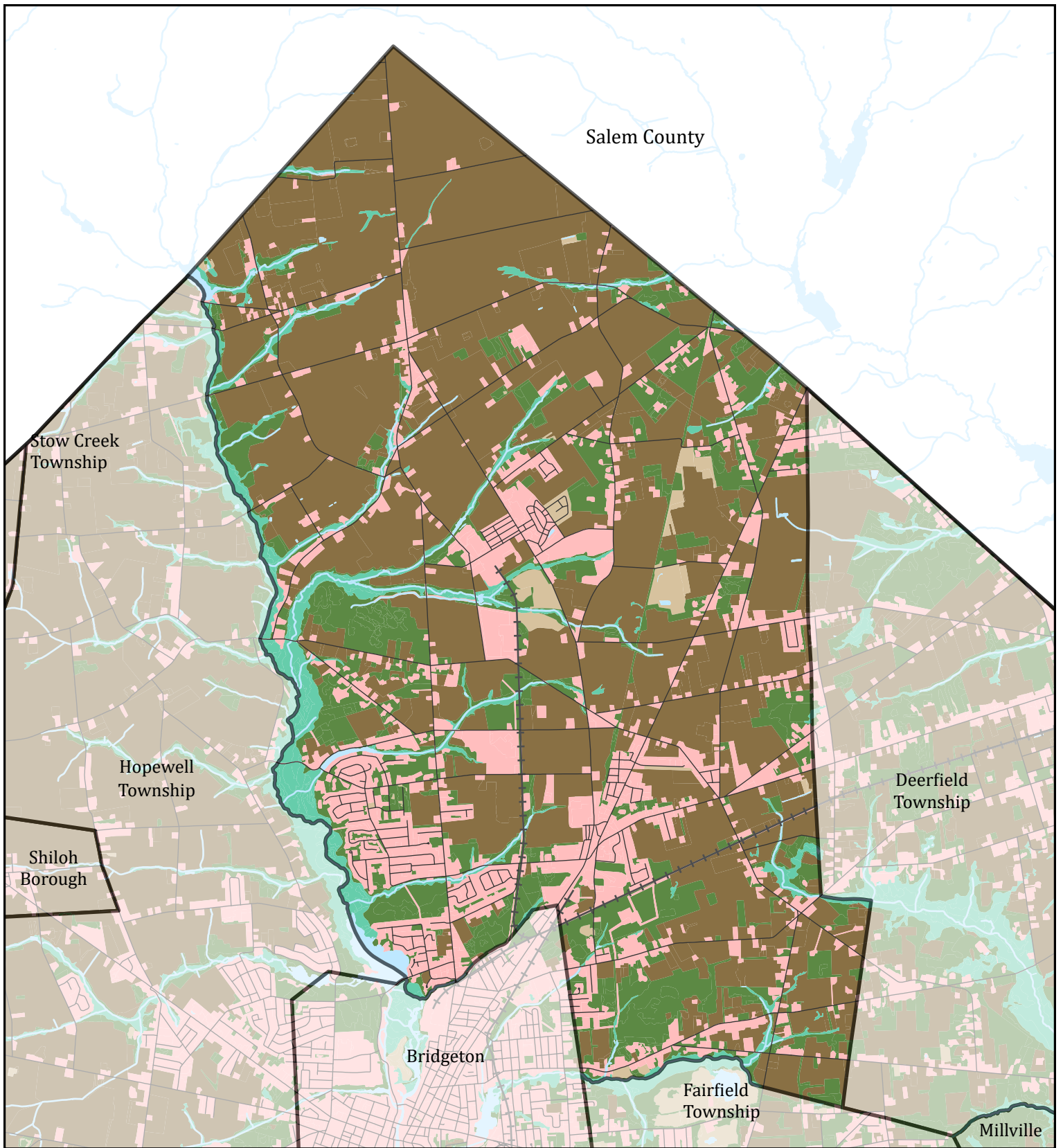
-  Zone A, AE, AO: 100-Year Floodplain
-  Zone VE: 100-Year Floodplain with Wave Action
-  0.2% Chance Annual Floodplain (500-Year Flood)
-  Floodway

-  Preserved Farmland
-  Preserved Open Space
-  Wetlands



0 3,500 7,000 Feet

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



2020 Land Use Land Cover

Township of Upper Deerfield, Cumberland County

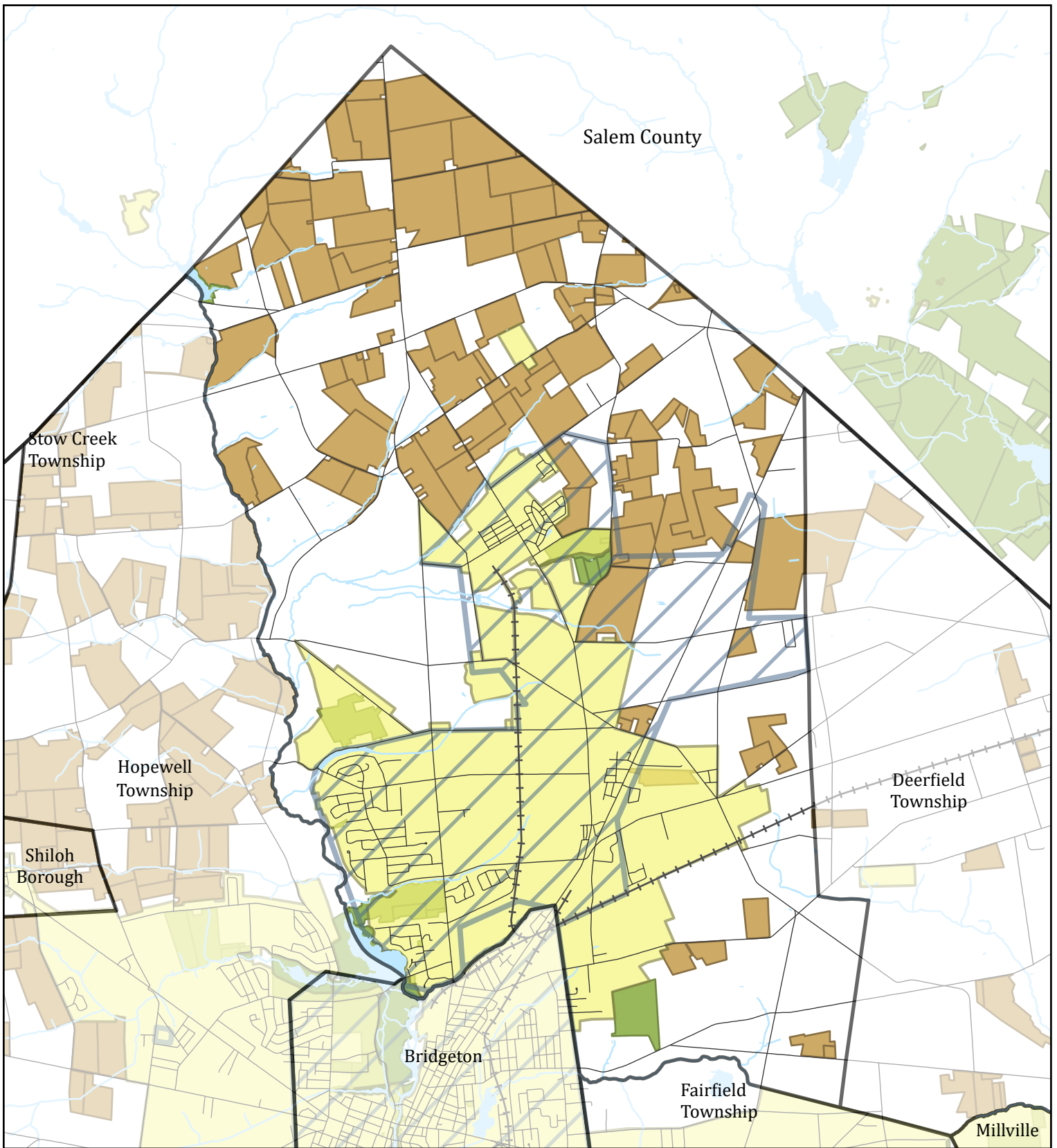
Land Use Land Cover (2020)

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







0 3,500 7,000 Feet

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



Utilities

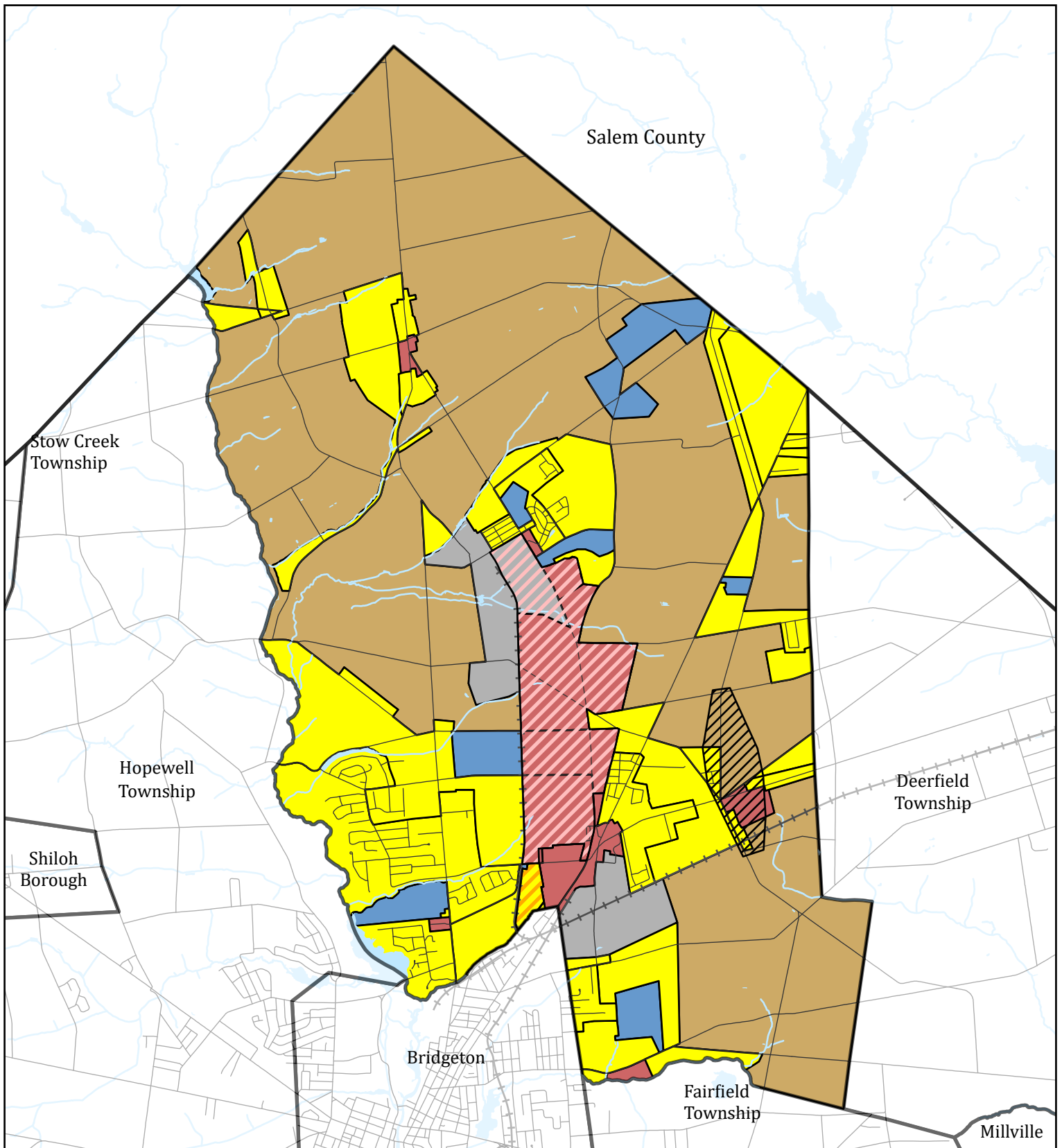
Township of Upper Deerfield, Cumberland County

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



0 3,500 7,000 Feet

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



Zoning






Township of Upper Deerfield, Cumberland County






0 3,500 7,000 Feet

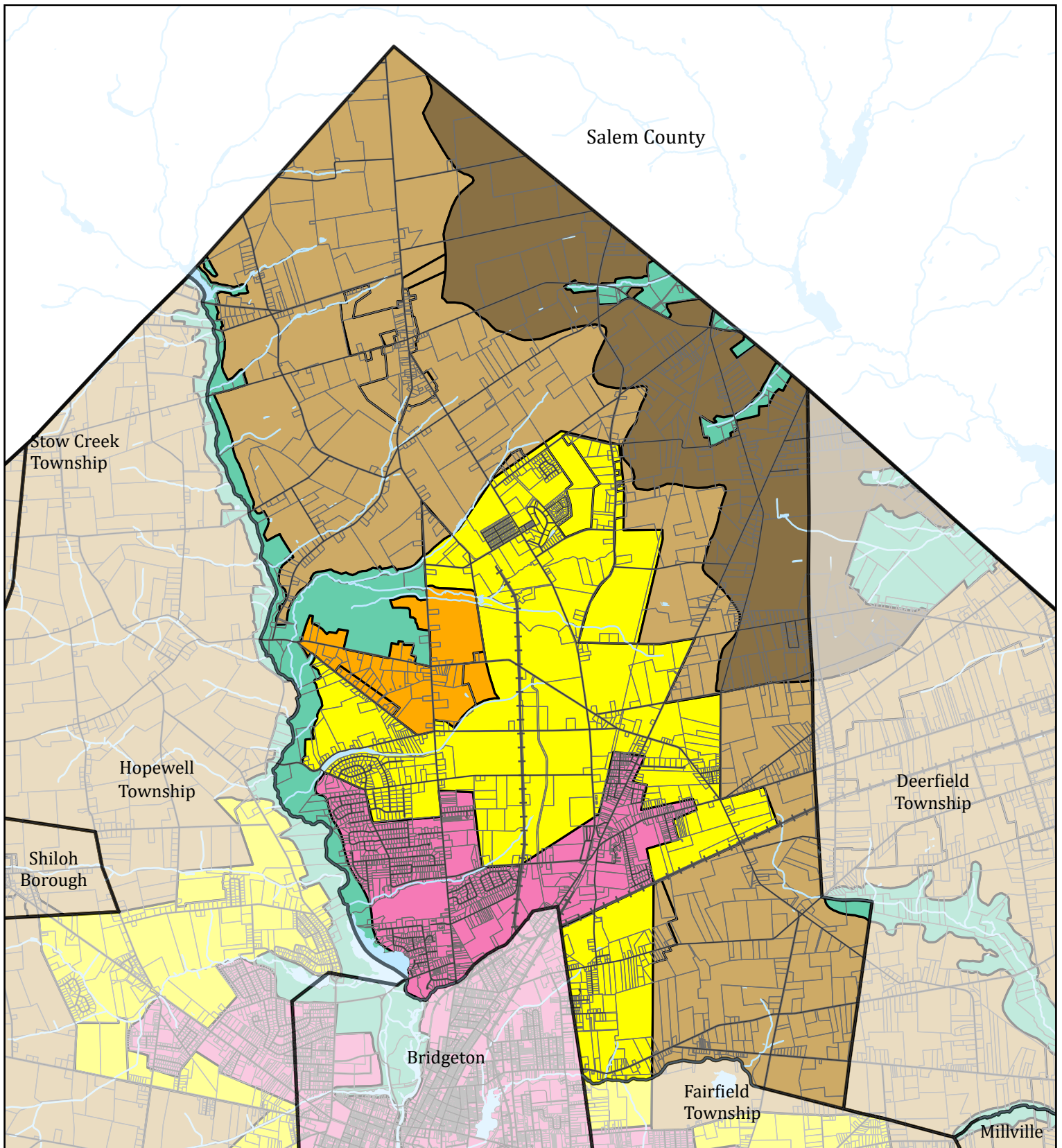
Source: Cumberland County GIS,
NJDEP, NJOGIS, NJOIT
May 2025

Zoning Districts

-  Agriculture
-  Commercial
-  Industrial
-  Public
-  Residential

Overlay Zones

-  Air Hazard
-  Highway 77 Redevelopment Area
-  Inclusionary Residential



State Planning Areas

Township of Upper Deerfield, Cumberland County

State Planning Areas - DRAFT

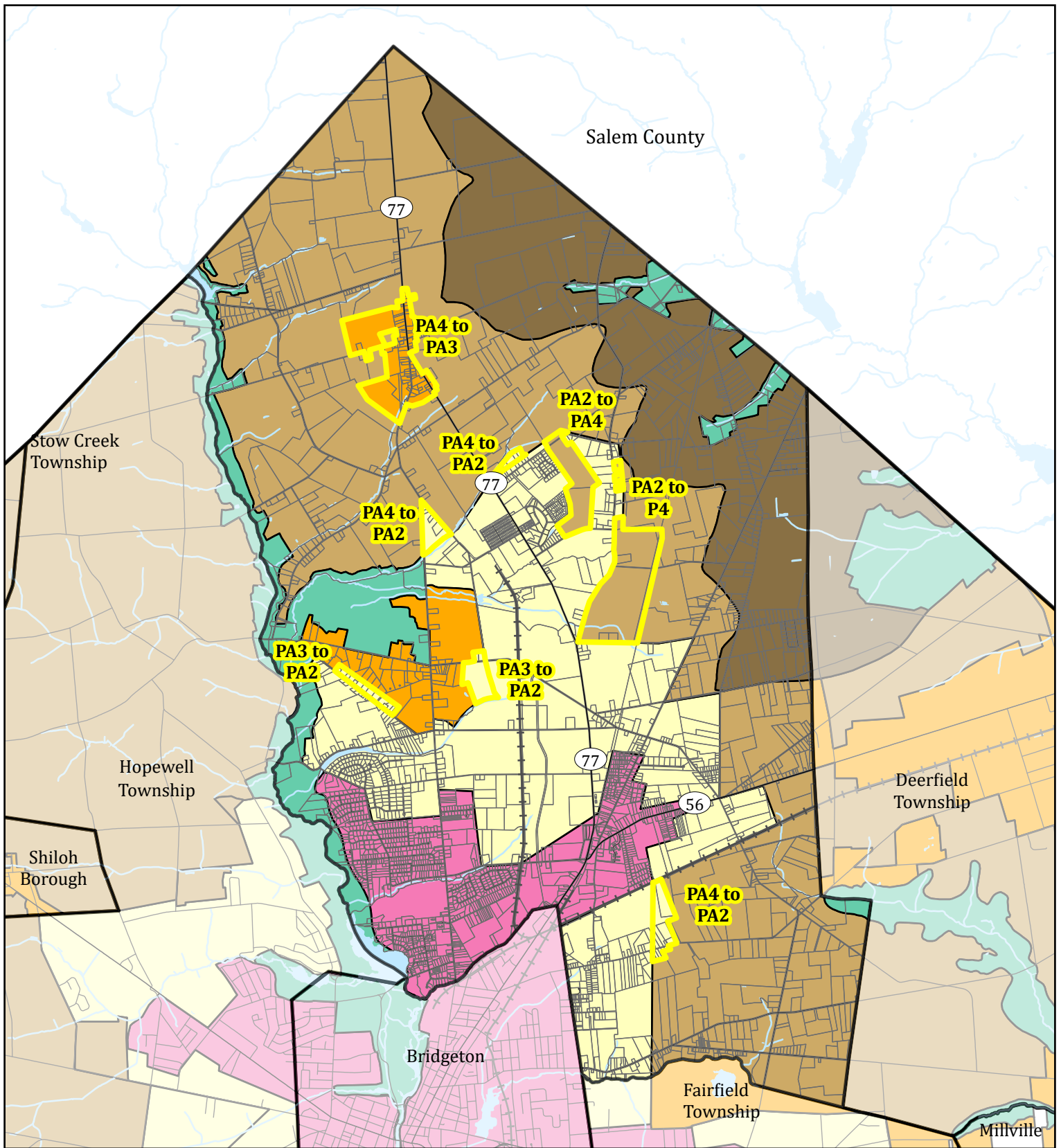
- PA1: Metropolitan
- PA2: Suburban
- PA3: Fringe
- PA4: Rural

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



0 3,500 7,000 Feet

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



Assessment and Inconsistency

Township of Upper Deerfield, Cumberland County

- | | | | |
|---|-----------------------|---|----------------------------|
|  | Planning Area Changes |  | PA3: Fringe |
|  | PA1: Metropolitan |  | PA4: Rural |
|  | PA2: Suburban |  | PA4B: Rural Environ. Sens. |
| | |  | PA5: Environ. Sens. |



0 3,500 7,000 Feet

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

UPPER DEERFIELD

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	The Township seeks to maintain a well-balanced community in which to live, work, and recreate in a clean and safe environment. This includes housing, business, industrial, recreation, and open space opportunities to meet the diverse needs of the citizenry's dissimilar ages, ethnic groups, and income levels.	The overall goal of the Township supports the equity goal of the SDRP, but lacks details important for implementation.
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	Master Plan noted the development and adoption of a sustainable energy ordinance are deferred indefinitely.	A major goal of the Township is the protection of natural features, and this can be seen through the creation of recreation and open space plans as well as the environmental resource inventory. That being said, the Township is lacking information directly related to climate change including increasing hazards and potential solutions. The note about the deferral of the sustainable energy ordinance goes against the SDRP goals. Because of previous environmental efforts combined with a lack of current efforts towards climate-change related hazards/conditions, a medium score is given, but more climate-change related elements are strongly suggested.
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)		
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 conservation goal from the previous SDRP is listed in the 2017 Reexamination as being very aligned with the Township's goals. "Environmental protection and centers-based growth...is closely aligned with and is supported by the primary goals of the Township master plan." This is demonstrated in the Open Space Plan and Environmental Resource Inventory. The Township prioritizes the natural and water resources, but more up-to-date information is encouraged.
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	Township is an active participant in retention of agriculture and continues to encourage farmland owners to participate in the County's Farmland Preservation Program.	

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>Revise and update Township air hazard safety code.</p>	<p>Air quality information is provided in the ERI, but could be updated with more recent statistics.</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>2017 Master Plan Reexamination notes NJDEP's Surface Water Quality Protection rules, noting that the Township does not have any Category-1 waterways. Information related to water quality is also located in the Township's ERI. The ERI could be updated with more recent statistics.</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>There is little mention of Brownfield remediation because there are limited brownfield sites in the Township. The former landfill was classified as a Superfund Site, but has since been remediated to acceptable standards. Other contaminated sites in the Township are privately owned.</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>1990 Goal: The provision of improved and equal service for all residents in the Township designed to minimize impetus for illegal dumping of solid waste. Selection of a program which is readily implementable and commensurate with activities being undertaken on the County level.</p> <p>1990 Goal: reduction to the greatest extent possible the landfilling of solid waste, thereby saving on disposal costs.</p>	<p>Solid Waste Management and Recycling Master Plan Element from 1990. The goals of this plan generally support the SDRP, but they are very out-of-date. The Township utilizes the Cumberland County Authority for waste management and recycling services and has an expansive convenience center in the Township.</p>

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
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>		The Township has a Sewer and Water Utility.
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>Master Plan includes limited information related to mobility and equal access.</p> <p>The NJ Transit 410 Bus Route runs along Route 77 through the Township.</p> <p>Cumberland County Office on Aging and Disability Services has CATS, a bus transportation service available to seniors, veterans, and persons with disabilities.</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>	Changes to development regulation: for solar or wind generating facilities, the line "to occupying no more than 1% of the subject parcel" was removed.	The Township has ordinances that permit solar and wind energy systems (§405-34), and renewable energy systems (§405-35).
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>		No public health information found in Master Plan. However, Township maintains their water purveyor system, which uses plastic pipes; has a home rehabilitation program which can be used to address lead paint in homes.

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>Master plan mentions a balance of uses. Despite ongoing litigation at the time of the Master Plan reexamination, the Township continues to pursue a reasonable determination of its affordable housing obligation and remains committed to developing a plan that addresses its affordable housing obligation once established.</p>	<p>Housing and Fair Share Element noted as "being updated to address Hollyview settlement and recent court decisions." The Township's current housing obligations for 2025-2035 are Present Need: 31, Prospective Need: 118. The Township is participating in the Fourth Round for affordable housing. The Township partially agreed with DCA's methodology, but submitted documentation to the Court requesting a change in both Present Need/Rehabilitation obligation of 19 units, and a Present Need (new) obligation of 75 units.</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>The Township is consistent with Economic Development Goal of the State Plan. The Township has been successful with attracting new businesses and retaining/expanding existing businesses and industries, especially as it relates to their Redevelopment Plan.</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	Since August 2010, the Township has increased its inventory of public open space by 598 acres which includes 120 acres of public parkland and 478 acres of preserved farmland.	Township has Open Space and Recreation plan, has increased the inventory of public open space. One of the major goals of the Township includes enhancing the historical, environmental, and cultural resources of the community.
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	The preservation of the Township’s character and the physical features, both natural and man-made, from which it [the community’s character] emanates and is derived. The Planning Board and governing body seek to enhance the historical, environmental, and cultural resources of the community. Preservation of these resources is integral to maintaining the character and quality of life that is identified with the community.	More information could be provided as it relates to historic and cultural resources.
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	The Highway 77 Redevelopment Plan, Environmental Resources Inventory, Open Space and Recreation Plan, and Farmland Preservation Plan emphasize the Township's strong commitment to balance development, maintain community character and protect natural resources.	Township has redevelopment plans from the early 2000s. Updated information could help to meet the revitalization goals.
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	The Township seeks to maintain a well-balanced community in which to live, work, and recreate in a clean and safe environment. This includes housing, business, industrial, recreation, and open space opportunities to meet the diverse needs of the citizenry's dissimilar ages, ethnic groups, and income levels.	Balance is important to the Township and to the State. More relevant and tangible details, goals, and objectives could help to meet more of the State's comprehensive planning goals,