

Cross Acceptance Response Template

Prepared for the
City of Vineland

Prepared by
Cumberland County
Department of Planning, Tourism & Community Affairs
In coordination with
City of Vineland

This document was discussed with the Vineland Cross-Acceptance Subcommittee on May 13, 2025, and presented to the Vineland Planning Board on May 14, 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

Center City Redevelopment Plan, 2004

Stormwater Management Plan, 2005

Master Plan, 2008

- Land Use Element
- Future Land Use
- Zoning
- Economic Base
- Natural Resources and Environmental Conditions
- Sewer Infrastructure Map
- Public Water Infrastructure Map
- Housing Plan and Fair Share Plan
- Conservation Plan Element
- Farmland Preservation Plan
- Plan Relationships

Circulation Element, 2009

Housing Element and Fair Share Plan, 2015

Energy & Minerals Redevelopment Plan, 2017

Master Plan Reexamination, 2018

Amendment to Housing Element and Fair Share Plan, 2020

Amendment to Land Use Element, 2020

Municipal Landfill Redevelopment Study, 2023

Vineland Environmental Resource Inventory, 2025

Stormwater Control Ordinance, 2021

Zoning Map, 2020

Land Use Ordinances, including Zoning, amended through 2024

Note: Vineland City received Plan Endorsement on February 1, 2023. Plan Endorsement resulted in refinement to the City's Regional Center Boundary. The Designated Vineland Regional Center is effective for a period of 10 years, resulting in its expiration on February 1, 2033.

Areas of Inconsistency- Goals/Objectives

Equity

Vineland's Master Plan incorporates themes of equity, especially as it relates balancing development with the conservation of open spaces.

Vineland has designated overburdened census tracts, which improves the scoring of South Jersey Transportation Organization funded projects. The City also goes above and beyond that is required by state law to provide affordable housing units which help improve the livelihoods of economically disadvantaged residents. The City is also working on a new Code Blue facility by rehabilitation a building to house the homeless in the summer months.

- State to provide resources/information to support Vineland becoming aligned with this Goal.
- Vineland to incorporate on going initiatives into future master planning efforts.

Climate Change

Vineland's Master Plan is somewhat consistent with the goals and objectives pertaining to the climate change, and hazard mitigation & extreme heat. The City is compliant with respect to the subgoal of coastal areas & riverine corridors. The City has Stream Corridor standards requiring wider buffers on certain streams, specifically along a portion of the Blackwater Branch closest to the confluence with the Maurice River and along the main stem of the Menantico Creek. The City also updated its Floodplain Management Ordinance in 2024 to require stricter standards than the minimum required.

The City 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
- SJTPO Maurice River Corridor Study, May 2024
- Cumberland County Hazard Mitigation Plan, August 2022
- State of New Jersey Climate Change Resilience Strategy, 2021

The City is also somewhat 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 City will review and look into incorporating into its Land Development Ordinance. Currently, the City incorporates the law into all applicable land development review applications to ensure compliance.

Natural and Water Resources

The City'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- There are several non-profit owned open spaces in the City which include entities such as New Jersey Conservation Foundation, New Jersey Natural Lands Trust and The Nature Conservancy. The NJDEP also has several Wildlife Management Areas within Vineland's border, including Peaslee WMA and Union Lake WMA. The City also owns and operates several parks, consisting of both active and passive recreation.

Agricultural Lands- Vineland is located within one of the County's Project Areas, which are designated areas of the County that are targeted for farmland preservation. Vineland has been successful with farmland preservation,

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

having approximately 850 acres of preserved farmland within its border. The City is also home to the Vineland Co-Op Produce Auction. The City has numerous food processing and food-related businesses, supportive of the farming industry.

Air quality- The City is consistent with this objective of the State Plan. The City's electric utility recently converted the majority of its operations to natural gas and seldomly uses coal for energy generation, improving air quality near its facility in center city.

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

Water quality- The City's Master Plan notes that the protection of natural resources is important, however, there is limited information regarding water quality. Vineland adopted the revised Stormwater Management rules in 2024. A portion of the City is located within Pinelands jurisdiction, which is subject to Pinelands water quality rules and regulations.

Vineland has a water company that provides potable water supply to the more urban areas of the City. The water quality of the treatment plant meets all required standards. Any known issues are addressed in a timely fashion to protect public health.

- State to maintain relationships with its municipal water departments to assist with addressing water quality concerns.

Pollution and Environmental Clean Up

The City'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 City's Master Plan and Master Plan Reexamination Report includes information or recommendations concerning Brownfields. Specifically, the 2008 Master Plan discussed reclaiming brownfields and gray fields for beneficial economic development. The Township is redeveloping the former landfill as a solar field.

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

Waste Management & Recycling- The City's Master Plan does not include specific information related waste management and recycling, but the City is consistent with the goal of the State 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 center. The City utilizes a garbage contractor to collect trash and recycling weekly. The City also has a Clean Communities/Recycling Coordinator. The City also operates two (2) composting facilities for leaves, brush and grass cuttings. At one-time, the City instituted a demonstration project for industrial-scale food waste. However, the program has since been canceled.

Public Facilities/Infrastructure

The City's Master Plan and implementing ordinances are mostly consistent as it relates to Public Facilities and Infrastructure.

Infrastructure Investment Priorities- The City's Master Plan is mostly aligned with the sub-goal of Infrastructure Investment Priorities. Vineland seeks sewer service expansion in designated areas as a means to preserve and maintain the rural/agricultural areas of the City.

Mobility and Equal Access- This sub-goal of the State Plan requires additional partnerships with adjacent municipalities, Cumberland County, SJTPO, and State Agencies. The City is served by NJ Transit Bus Routes, including the 313, 408, and 553 lines. These bus lines provide service to Atlantic City, Wildwood/Cape May, and north into Camden and Philadelphia. The City also has Bus Transportation Center. The City's Land Use Ordinance requires sidewalks where either sidewalk exists along the frontage of the abutting property, and/or the Board finds that sidewalks are required to protect the public safety. Vineland is also serviced by the Cumberland Area Transit System (CATS), which is a shuttle service for vulnerable populations. This information could be incorporated into an updated Master Plan Reexamination Report.

Clean Energy- The City's Master Plan is consistent with the State Plan's objectives for Clean Energy. The Land Use Ordinance includes provisions related to solar energy in all zoning districts.

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

Public Health- The City's Master Plan does not include recommendations or mentions for Public Health. The City does have its own Health Department² that strives to be community-health oriented. The Health Department offers free rabies vaccination clinics, free STD testing clinics, indoor air quality program, and inspections for body art establishments, kennels/pet shops, tanning facilities, and food safety, along with many other services. The Health Department is working with corner stores and bodegas to provide readily available access to healthy foods as a means to combat symptoms of a food desert.

The City's water utility is working on a lead abatement program in older homes.

The City has a park network with walking trails, playground equipment, and sports fields which can be used to combat obesity and provide an outlet for exercise. As mentioned previously, the electric utility only uses coal for energy generation on a demand basis, reducing particulate matter in the center city.

The City is consistent with this goal of the State Plan.

- The State should act as a catalyst to assist local government entities to partner with State colleges and universities to examine and create Health System Master Plan Elements for communities.

Housing

The City's Master Plan and Implementing Ordinances are consistent with the Housing Goal of the State Development and Redevelopment Plan. The City's previous Master Planning efforts prioritize affordable housing for its residents and have been committed to meeting their obligations.

Vineland is participating in the current Fourth Round for Affordable Housing and is considered a Qualified Urban Aid municipality. Vineland's 4th Round Affordable Housing obligation consists of a Present Need (rehabilitation) of 276 units, and due to its qualification of a Qualified Urban Aid community, has a prospective need of 0 units.

However, the City continues to create deed-restricted affordable housing units, which consists of single-family housing, veterans housing, and senior housing. The City has a robust Affordable Housing Trust Fund, which is used to fund its rehabilitation projects in accordance with State law.

² <https://health.vinelandcity.org/>

The following chart details affordable housing units in Vineland:

Development Name	Type		Number of Units	Status
Newcomb I	100% Affordable	Senior Housing	68 units	Opened 2022
Newcomb II	100% Affordable	Senior Housing	68 units	Opened 2023
New single-family homes	2 low/2 mod income	Family Housing	4 units	Sold 2024
Newcomb III	100% Affordable	Senior Housing	60 units	LIHTC Application submitted
Oak Hill Farms	100% Affordable	Family Housing	56 townhomes	Under construction
Veterans Housing	100% Affordable	Senior Housing	28 units	Planning

Economic Growth

Vineland is consistent with the State Development and Redevelopment Plan’s goals for Economic Growth, especially as its related to Vineland Downtown Improvement District and Opportunity Zones. The city also participates in the State’s Urban Enterprise Zone (UEZ). The city has an Economic Development Department that provides outreach to new and existing businesses. The City offers financial incentives, job training, and acts as a catalyst for public and private initiatives.

Vineland has excellent relationship with the Vineland Chamber of Commerce, Business Action Center, and Vineland downtown Improvement District to forward resources available to make sure the community is aware of funding opportunities and resources.

- 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 City is somewhat consistent with the State Plan’s goal for Archeological, Historic, Cultural, Open Space and Recreational Value.

Scenic, Recreational & Open Space Resources: The City’s Master Planning efforts are aligned with the goals for scenic, recreational and open space resources, however, more information could be included into local planning documents. The City has undertaken massive efforts with an expansive park system and active recreational leagues.

- These initiatives could be incorporated into an update Open Space and Recreation Plan (OSRP). The OSRP includes goals and objectives, a catalog of existing preserved lands by ownership, existing and proposed multi-modal trails, and information pertaining to available community facilities used for recreation purposes. The OSRP could be a tool that the City could use to identify potential locations for new parks, bikeways, trails, etc. and also determine whether there are any needs for recreational services.
- State to continue to fund Green Acres projects for both land acquisition and park/trail development.

Historic & Cultural Resources: The City’s Master Plan includes limited information pertaining to historic or cultural areas. Vineland does not have an ordinance that incorporates design standards or model building guidelines for new development that would enhance the City’s historic character in those areas.

The City, through its Development Corporation, rehabilitated the Landis Theater, a building of significant historical significance. The Theater is still utilized for productions.

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

Revitalization

Vineland is consistent with the State Plan's goal of Revitalization. The city has several areas designated as Areas In Need of Redevelopment or Rehabilitation.

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

Sound and Integrated Planning

Vineland 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 and increase collaboration between municipalities and regional entities.

Planning Area Assessment

How do Planning Areas suit current and future needs

The City of Vineland is located entirely within several Planning Areas, including PA1: Metropolitan, PA2: Suburban, PA4: Rural, PA4B: Rural Environmentally Sensitive, PA5: Environmentally Sensitive, and PA8: State Parks/Open Space.

The majority of the City is located within PA1 and PA2. The City's border along the Maurice River is classified as PA5 or PA8. The boundary of the City consists of PA4 around its northern and northeastern border with Gloucester County and Atlantic County and the Pinelands along the eastern boundary with Maurice River Township. Adjacent to the Pinelands in Vineland are PA5, PA4B and Parks (Peaslee WMA).

It is recommended that the Planning Area boundaries become more aligned with patterns of existing development and areas where there is existing and proposed infrastructure. Specifically, there are several areas in the north western portion of the City that are within the sewer service area. These areas are recommended to be classified as PA2 from PA4.

The City will be submitting an application for a Site-Specific Amendment to the Wastewater Management Plan for the area north of the existing center and PA2, adjacent to Route 55 along Delsea Drive (Route 47), to include Malaga Campground and the area south of it into the sewer service area. The area north of here, located at the northwestern corner of the municipality along Route 55 and Route 47 is recommended to be reclassified as PA3, given that Gloucester County's sewer service area meets this corner of the City and there are areas of small lot development along these roadways.

It is also recommended to reclassify an area south of Maple Avenue and west of N. Lincon Ave from PA4 to PA3- the City has this area zoned for residential, however, it is not currently located in the sewer service area.

There is also an existing application that is pending approved by NJDEP to add the area surrounding Utopia Lane in eastern Vineland to the Sewer Service Area. This area is proposed to be changed from PA4 or PA4B to PA2, given the location of existing development and the pending application.

It is also recommended that areas owned by the State or NJDEP be reclassified as PA8 State-Owned Land/Parks/ Open Space.

SECTION 2: AGREEMENTS AND DISAGREEMENTS WITH THE PRELIMINARY STATE PLAN

Issues/Recommendations to Meet Local Needs

- Funding and Support

Changes to be Implemented Locally to Align with Draft Plan

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

Comments/Recommendations for State Agency Implementation

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

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

Areas recommended to remain to Planning Areas 4: Rural, PA4B: Rural Environmentally Sensitive, or PA5: Environmentally Sensitive should experience limited future development. Areas proposed to be classified as PA3: Fringe are areas that should be targeted for reinvestment, revitalization, and, potentially, redevelopment provided there is available infrastructure. Areas classified as PA1: Metropolitan, PA2: Suburban or within the City's Regional Center should be targeted for redevelopment and revitalization, as needed.

Areas Identified that are Vulnerable to Flooding

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

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

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

Open Space Plan/Open Space Tax

The City of Vineland does not have an Open Space and Recreation Plan, nor do they have a local Open Space Tax. However, the 2008 Master Plan includes information related to a Natural Resource Inventory and recommendations pertaining to a City Open Space and Preservation Program and park system as part of the Conservation Plan Element. The City updated its ERI in March 2025. This document may be used to inform land development ordinances.

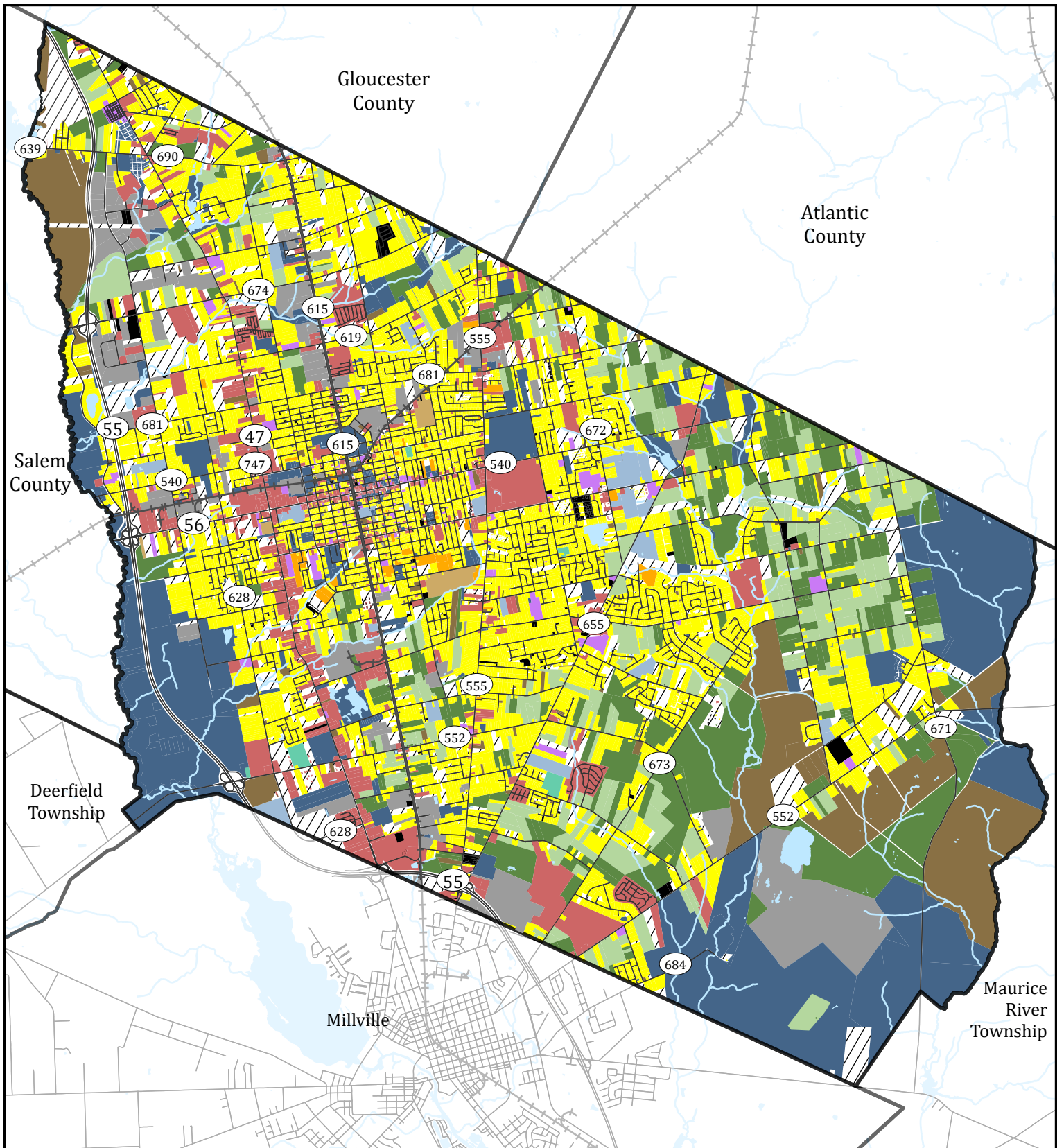
Cumberland County has an Open Space Trust Fund that can be used for the acquisition of fee-simple open space and development easements in accordance with farmland preservation rules and regulations.

Sustainable Jersey Participation / Environmental Commission

The City of Vineland participates in Sustainable Jersey and recently received a Bronze Certification in 2021. The City has an active Green Team and a separate Environmental Commission.

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

- Maximizing industrial development along our Route 55 interchanges.
- Preserving our farmland and environmentally restrictive areas
- Prioritizing recreational amenities for our residents



Existing Land Use

City of Vineland, Cumberland County



0 5,000 10,000 Feet

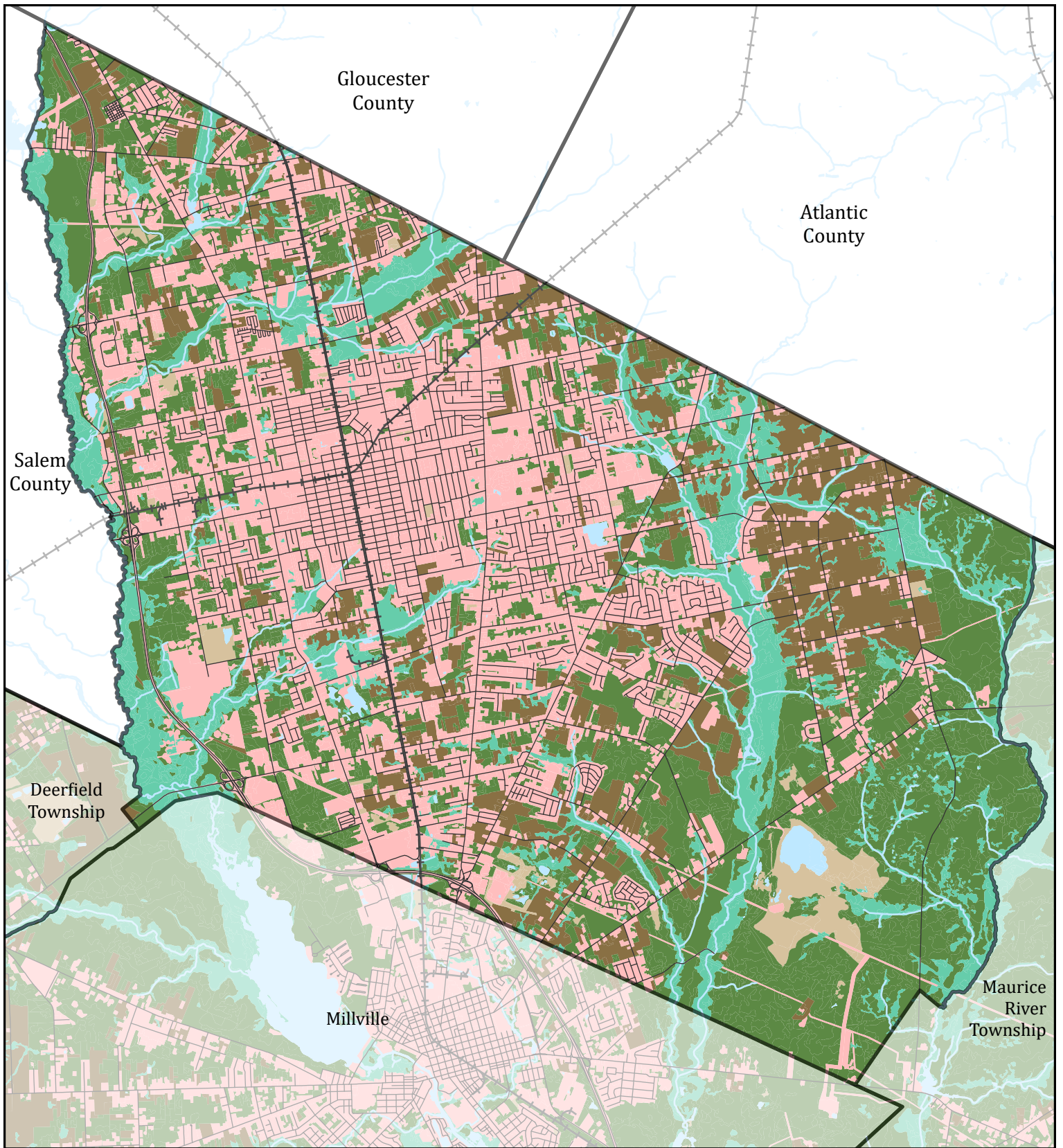
Source: Cumberland County GIS, County Tax Assessment Records, NJDEP, NJOGIS, NJOIT
May 2025

Existing Land Use (2025)

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

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

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



2020 Land Use Land Cover

City of Vineland, Cumberland County

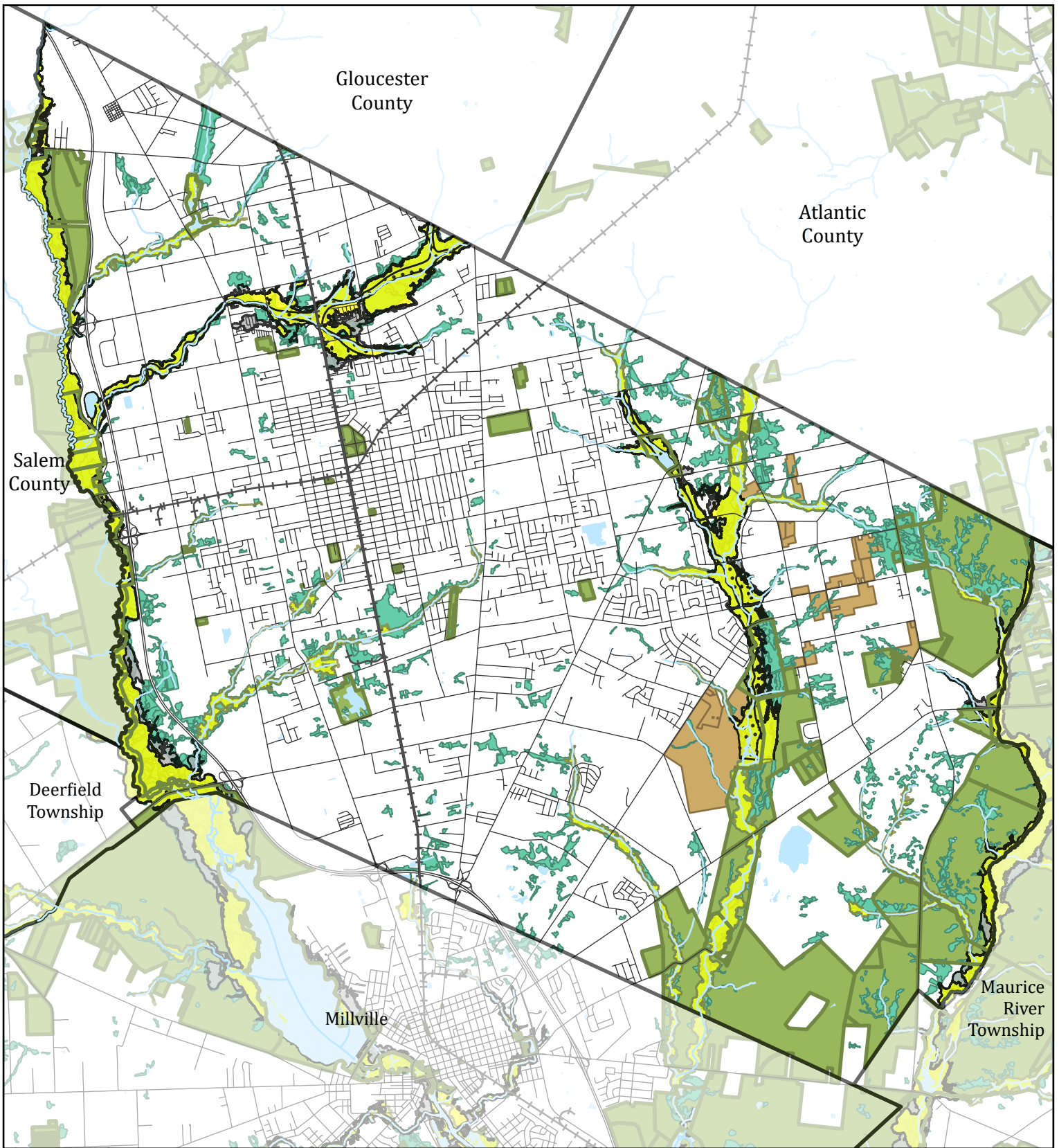
Land Use Land Cover (2020)

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



0 5,000 10,000 Feet





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



Environmental Features

City of Vineland, Cumberland County

FEMA Floodplains

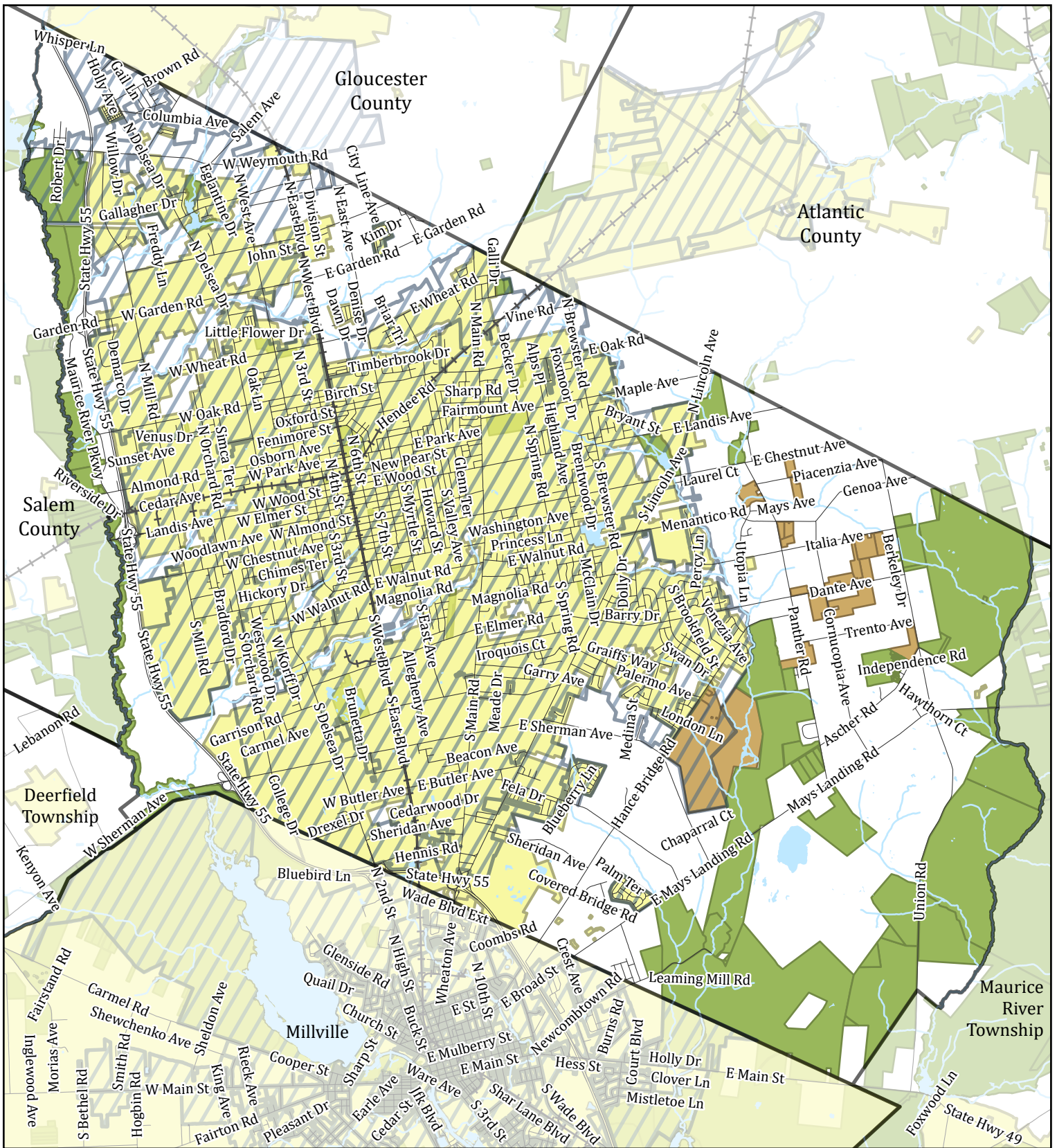
-  Zone A, AE, AO: 100-Year Floodplain
-  Zone VE: 100-Year Floodplain with Wave Action
-  0.2% Chance Annual Floodplain (500-Year Flood)
-  Floodway

-  Preserved Farmland
-  Preserved Open Space
-  Wetlands







0 4,500 9,000 Feet

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



Utilities

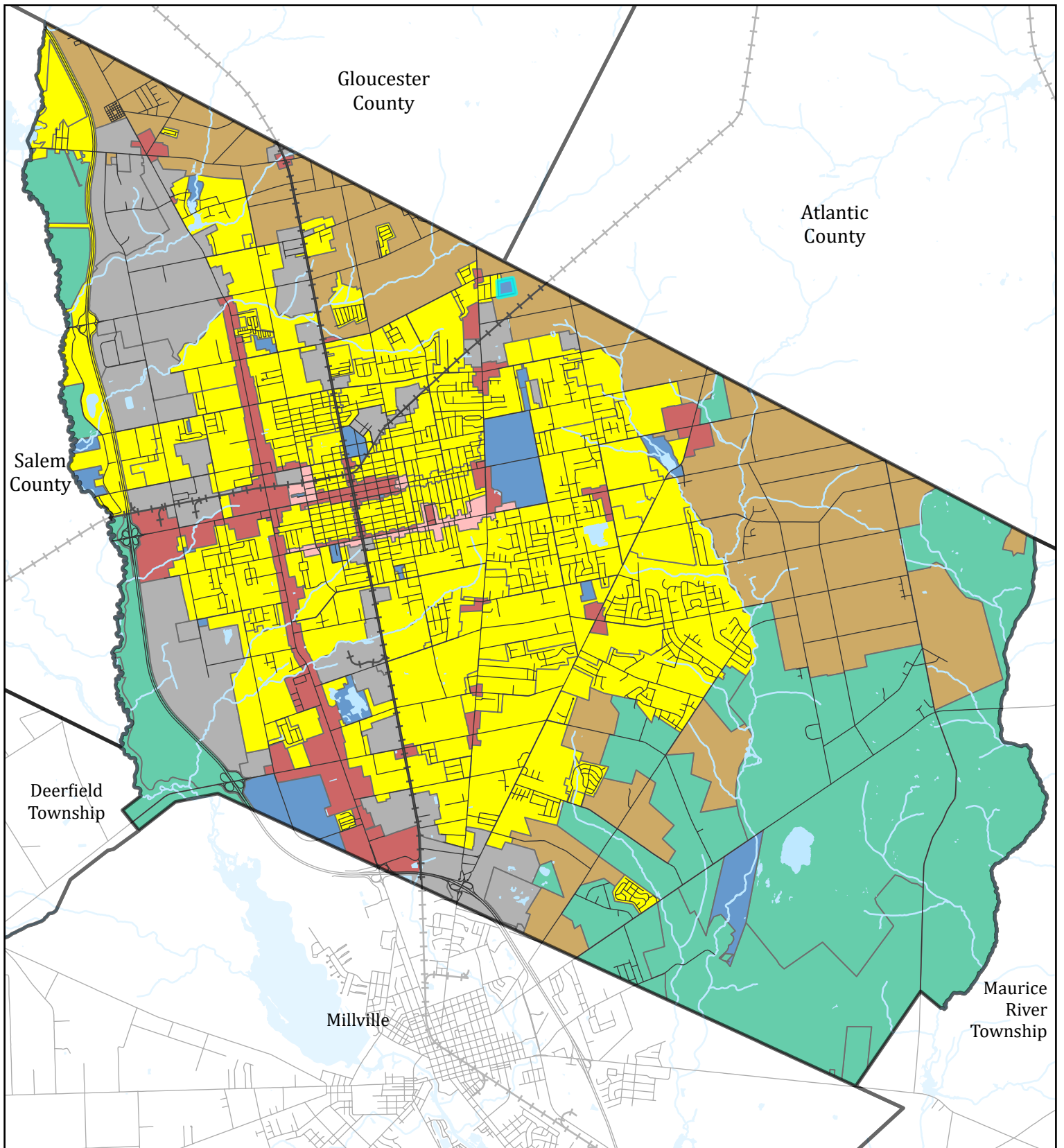
City of Vineland, Cumberland County

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



0 4,500 9,000 Feet

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



Zoning

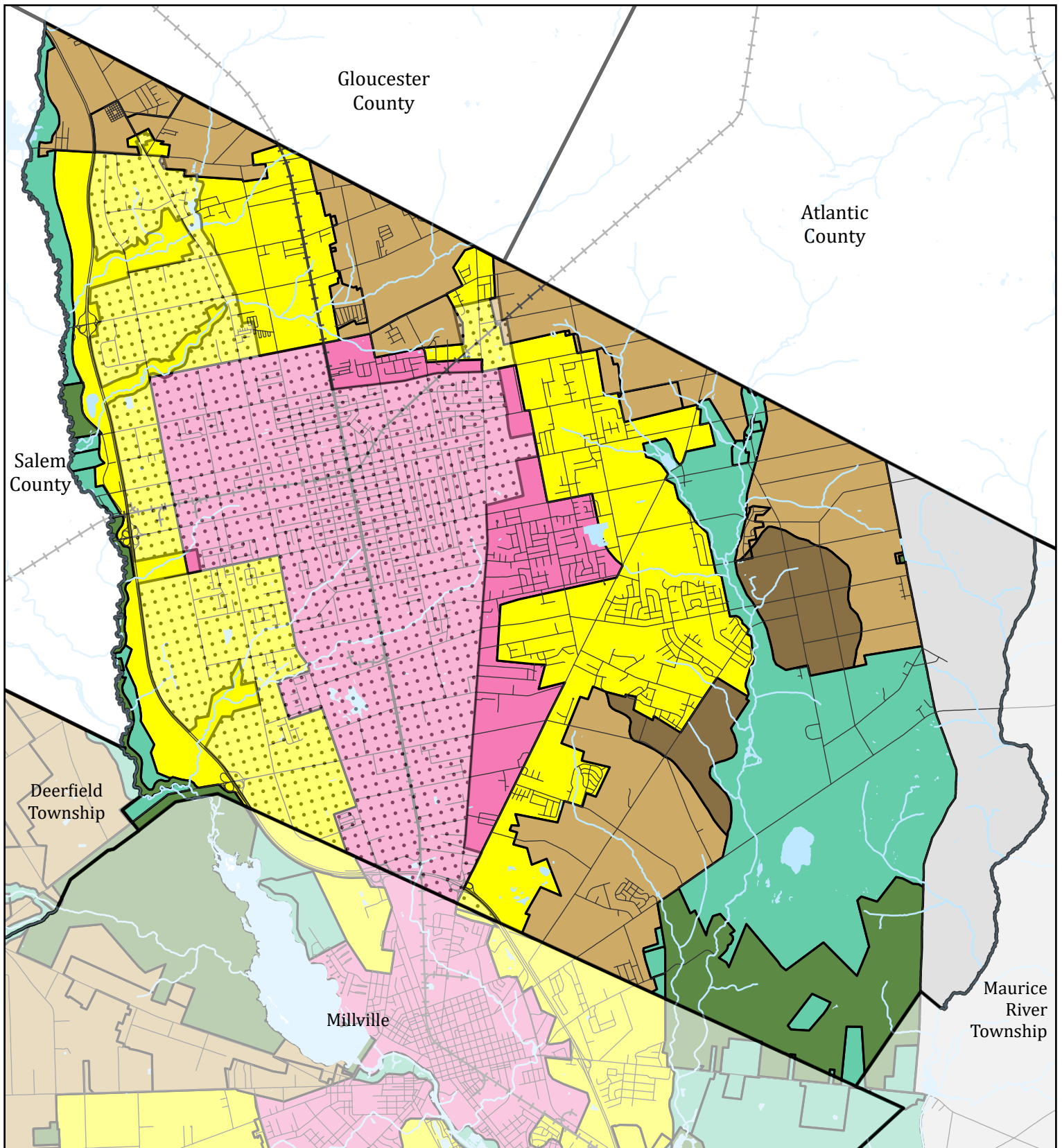
City of Vineland, Cumberland County

- | | | | |
|---|--------------|---|----------------------|
|  | Agriculture |  | Mixed Use |
|  | Commercial |  | Public/Institutional |
|  | Conservation |  | Residential |
|  | Industrial | | |



0 5,000 10,000 Feet

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



State Planning Areas

City of Vineland, Cumberland County



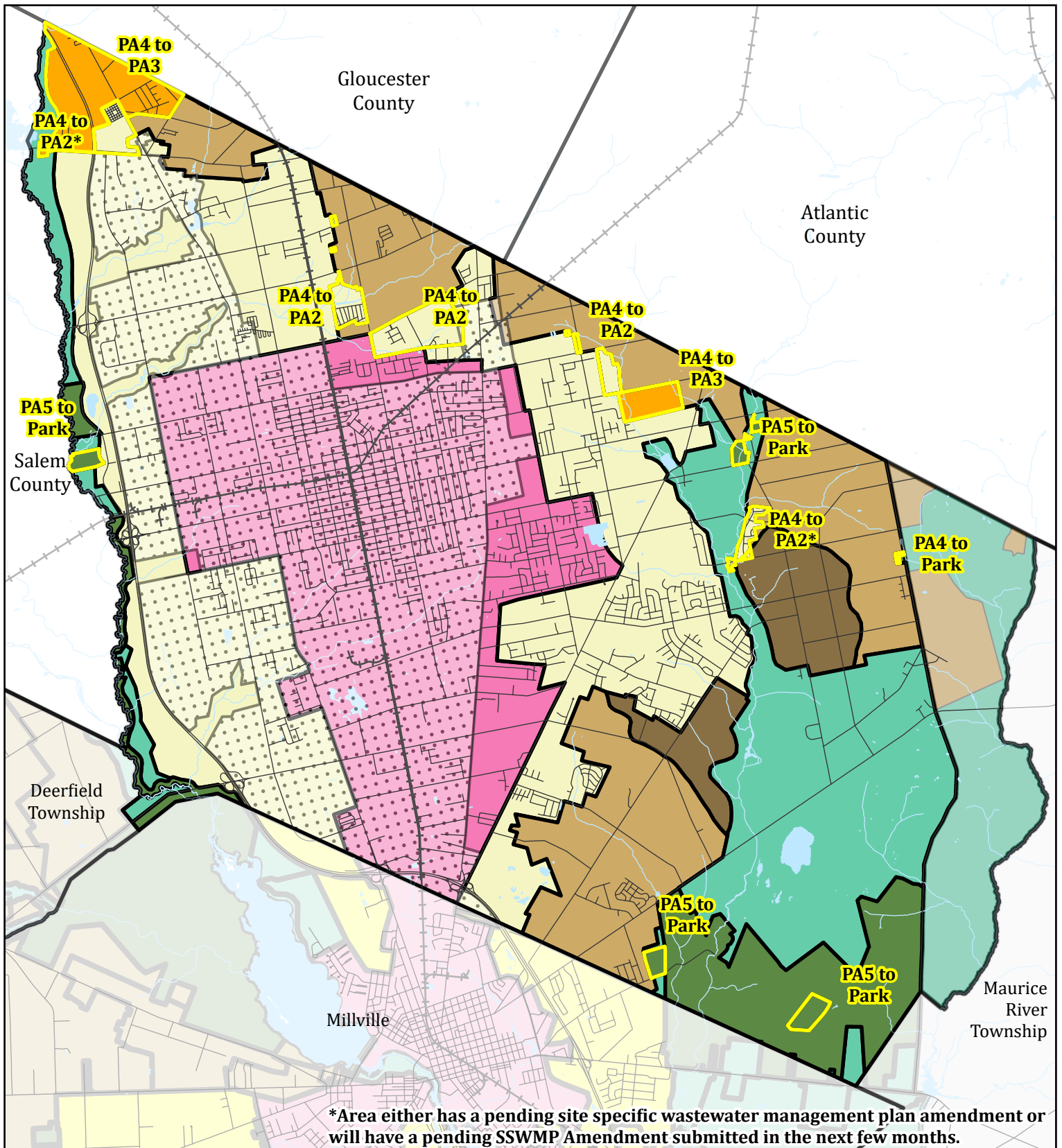
0 5,000 10,000 Feet

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

State Planning Areas

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

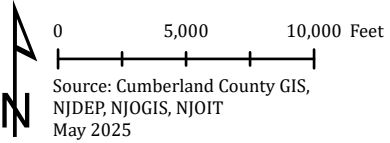
- PA4B: Rural Environmentally Sensitive
- PA5: Environmentally Sensitive
- State Parks/Open Space
- Pinelands
- Vineland Center Boundary



***Area either has a pending site specific wastewater management plan amendment or will have a pending SSWMP Amendment submitted in the next few months.**

Assessment and Inconsistency

City of Vineland, Cumberland County



- Planning Area Changes
- PA1: Metropolitan
- PA2: Suburban
- PA3: Fringe
- PA4: Rural
- PA4B: Rural Environ. Sens.
- PA5: Environ. Sens.
- State Parks/Open Space
- Pinelands
- Vineland Center Boundary

Vineland

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	Promote the improvement of the Delsea Drive corridor to establish a positive visual image for the City, improve mobility for all modes of transportation, and capture opportunities for the enhancement and development of the City's economic base	Master Plan could use additional information incorporating ongoing initiatives, including excess affordable housing, Code Blue facilities, and overburdened census tracts.
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	Promote utilization of renewable energy resources	The City's 2016 Reexamination Report includes minimal information related to climate change mitigation and adaptation. SJTPO completed Regional Vulnerability Framework study in 2024.
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)		The City has stream corridor standards that require wider buffers along the portion of Blackwater Branch closest to the confluence with the Maurice River, and along the main stem of the Menantico Creek in order to protect and improve the ecological integrity. City updated Floodplain Management Ordinance that requires stricter standards than the minimum required in 2024.
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		Little mention of natural resource conservation in the Master Plan Reexam. However, nonprofits such as NJ Conservation Foundation, Natural Lands Trust, and Nature Conservancy have preserved open space, in addition to land preserved by NJDEP.
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	As of 2008, 17.4% of the city's total land area is agriculture. The development of an Agricultural Development Committee was recommended, but it had not been implemented as of 2018.	Vineland participates in the County's Farmland Preservation Program. The City is home to the Vineland Cooperative Produce Auction. The City is also home to numerous food processing and food related businesses, supportive of the agriculture industry.

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
Ag & Food (cont.)	Educate the state’s residents on the economic and environmental value of sustainable agriculture		
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		Air quality likely improved in the City; Vineland Electric seldomly utilizes coal for energy generation, which has improved overall air quality.
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 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	Conserve, protect, and promote the wise use of water resources.	Vineland is partially in the Pinelands area and is subject to those resource protection rules. The City adopted amended Stormwater Management Rules in 2024. Water company provides potable water to the city and addresses any known issues in a timely fashion to protect public health.
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	There are 94 known contaminated sites in the city. The land use plan should indicate those areas where commercial uses are not needed and either rezone them to other uses, such as residential or industrial depending on their context, or to reduce the allowed intensity of development in more environmentally sensitive areas.	Brownfield remediation and redevelopment is included in Master Plan.
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		Little information related to Waste Management in Master Plan- The City utilizes The Authority for Waste Management/Recycling. The City has an Active Recycling Coordinator.

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
PUBLIC FACILITIES / INFRASTRUCTURE GOAL			
<p>Infrastructure Investment Priorities</p>	<p>The highest priority should be given to infrastructure projects and programs statewide that mitigate life-threatening situations and emergent threats to the public’s health and safety,</p> <p>The second-highest priority should be given to maintenance, repair, and system preservation of infrastructure</p> <p>Create functional plans which should include capital plans (i.e. schools, emergency response, community facilities), utilities and sewer system maintenance/installation that is in line with water quality goals</p> <p>Coordinate infrastructure investments with those of surrounding and overlapping jurisdictions</p>	<p>Create a right-of-way management and telecommunications ordinance to create standards for the use and development of the next generation wireless systems while continuing to ensure the existing utilities are not compromised. Limit expansion of sanitary sewers to the sanitary sewer service areas proposed by the City Master Plan</p> <p>Plan for and locate new facilities for the institutions of society, including educational, cultural, historic sites, library services, hospital facilities, firehouses, public works, municipal public safety, and similar uses. A community facilities plan element can provide a blueprint for the timely consideration of the needs of the population and the means of addressing them from a land use standpoint</p>	<p>Vineland's goals related to infrastructure are mostly aligned with State Plan Goals.</p> <p>Sewer service expansion in only designated areas helps to preserve rural/agricultural portions of the City while controlling sprawl.</p>
<p>Mobility & equal Access</p>	<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>Promote the improvement of the Delsea Drive corridor to establish a positive visual image for the City, improve mobility for all modes of transportation, and capture opportunities for the enhancement and development of the City's economic base.</p> <p>Provide a network of streets, pedestrian paths, trails and bike paths and lanes that interconnect community facilities and link to the center city</p>	<p>The City of Vineland has a Bus Transportation Center, and is serviced by several NJTransit bus lines.</p>

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
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>The City is supportive of solar and wind energy systems and permits solar energy systems in all zoning districts as an accessory use.</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>Master Plan to include more information on Public Health.</p> <p>Vineland has its own Health Department which is proactive in conducting outreach with corner stores to provide readily available access to healthy foods.</p> <p>Water Utility is working on lead abatement in homes.</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>Create infill townhouse development in reasonable proximity to the hospital to support staff housing needs that are beyond detached single-family homes</p> <p>Reuse of Airport: redevelopment of the site for relatively low density residential development at 2-3 units per acre would complement the existing neighborhood and provide a means for the existing small lots to be connected to a public sewer. Rezoning should be contemplated, however, only if the sanitary sewer service area is extended</p>	<p>Infill development and reuse of the now defunct Rudy's Airport for housing are mostly aligned with the goals of the State Plan, but more information should be included on other housing efforts. Vineland has a present need obligation of 276 units for the current round of affordable housing. The prospective need is 0 since it is a qualified urban aid municipality.</p> <p>Vineland is participating in the Current Round of Affordable Housing.</p> <p>While Vineland has not had a prospective need for the past 2 rounds, the City is proactive with the creation of affordable housing, including creating deed-restricted single family homes, 28 units for homeless veterans, and additional affordable senior housing units that promotes aging in place.</p>
ECONOMIC GROWTH GOAL			
Economic Development	<p>Identify and target those economic sectors with the greatest growth potential and public benefit</p>	<p>Support the need for more industrial purposes through amendment of the zoning map to address the areas found suitable for additional industrial development. Establish a local business incubator with support and shared services to help foster the development of fledgling businesses. The incubator would be located near the hospital and community college (two institutional uses.)</p>	

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
Economic Development (cont.)	<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>Current information supports some of the State Plan's goals. The City utilizes UEZs, has an Vineland Downtown Improvement District, and Opportunity Zones.</p> <p>The City has an Economic Developemnt Department that provides outreach to new and existing businesses. The City offers financial incentives, job training, and act as a catalyst for public and private initiatives.</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>Develop an Open Space and Recreation Plan Element to address the adequacy of recreation with input from the citizenry, the Recreation Commission and Department, and Planning Board</p>	<p>The City has undertaken massive efforts with an expansive park system and active recreational leagues.</p> <p>Development of an open space plan should aim to address some of the objectives of the SDRP.</p>
Historic & Cultural Resources	<p>Identification and protection of historic areas, historic sites, historic landscapes, archeological sites, and scenic corridors</p> <p>Support museums, libraries, interpretive centers and archives, and other public buildings as repositories of past culture and showcases for contemporary culture</p>		<p>Little mention of any historic or cultural areas being developed, promoted, or protected.</p>

Category	Sub Goals	Planning Goals & Current Conditions	Assessment
REVITALIZATION GOAL			
<p>Revitalizing & Recentring Older Centers and Underutilized Urbanized Areas</p>	<p>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</p> <p>Redevelopment plans should reintroduce Center-like features & beautify public spaces</p> <p>Reverse interventions that have erased natural features and integrate any recoverable natural features into redevelopment</p>	<p>Create more demand and services in the downtown</p> <p>Encourage improvements to neighborhoods throughout the City by providing for appropriate redevelopment, reinvestment, revitalization and capital improvements. Concentrate on redevelopment of underutilized and vacant property in the downtown rather than extend such infrastructure to more outlying locations. The redevelopment plan for Center City should be evaluated to determine if it should continue, and if not, the zoning regulations that would replace it. Redevelopment of the Vineland Developmental Center West Campus should be considered</p>	<p>Redevelopment and goals are aligned with State Plan goals. More detail could be given on current conditions and updated goals.</p>
SOUND AND INTEGRATED PLANNING GOAL			
<p>Comprehensive Planning</p>	<p>Integrate planning with neighboring municipalities, the county, regional bodies, and statewide planning initiatives</p> <p>Ensure that land use patterns encourage the goals of the state plan including reducing sprawl, improving walkability, mixing uses, and protecting natural features</p> <p>Apply design principles to create and preserve spatially defined, visually appealing, and functionally efficient places in ways that establish a recognizable identity, create a distinct character, and maintain a human scale</p>		<p>The City is aligned with this goal of the State Plan.</p>