



State of New Jersey
DEPARTMENT OF STATE
NEW JERSEY STATE PLANNING COMMISSION
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Executive Director/Secretary

Resolution No. 2022-03
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Date: February 2, 2022
Patron: Thomas Wright

RESOLUTION
ADOPTING THE PLAN ENDORSEMENT PETITION FOR
THE TOWNSHIP OF UPPER, CAPE MAY COUNTY
AND DESIGNATING FOUR TOWN CENTERS AND A NODE

WHEREAS, pursuant to the State Planning Act, N.J.S.A. 52:18A-196 et seq. (the Act), the State Planning Commission (the Commission) has prepared and adopted a State Development and Redevelopment Plan (the State Plan) which includes a State Plan Policy Map; and,

WHEREAS, in adopting the State Plan, the Commission has utilized the concept of centers as the organizing planning principle for achieving a more effective and efficient pattern of development in the State of New Jersey; and,

WHEREAS, the State Plan identifies five types of centers: Urban Centers, Regional Centers, Town Centers, Village Centers, and Hamlets, and sets forth policies regarding the identification, delineation, development, and redevelopment of those centers; and,

WHEREAS, the Commission is empowered, pursuant to N.J.S.A. 52:18A-203, to adopt rules and regulations to carry out and implement its statutory responsibilities and purposes; and,

WHEREAS, pursuant to its authority under N.J.S.A. 52:18A-203, the Commission has adopted regulations, set forth in N.J.A.C. 5:85, that establish procedures for filing of petitions with the Commission for the purpose of, *inter alia*, seeking Plan Endorsement and amendments to the State Plan Policy Map as a means to implement the State Plan and to foster cooperation and coordination of planning activities between relevant State agencies and county and local governments; and,

WHEREAS, in February, 2019 the Township of Upper (Township), in Cape May County contacted the Office of Planning Advocacy (OPA), to seek re- endorsement of their designated Centers and Plan Endorsement; and,

WHEREAS, the petition and supporting documents were received and comprehensively reviewed by the relevant State agencies represented on the Commission; and,

WHEREAS, in reviewing the petition, the Commission finds that the Township has made significant progress in the commitment to comprehensive planning and sustainable land use, which will be further advanced through receiving Plan Endorsement; and,

WHEREAS, the Township and the Staff and Executive Director of OPA, in consultation with relevant State agencies have collaborated and refined the Town Center boundaries and Planning Areas and created a new Node, as shown in the Maps, EXHIBIT A, B, C, and D attached hereto; and,

WHEREAS, at the same time, OPA prepared a Planning Implementation Agreement (PIA) in association with this Petition, which set forth the outstanding actions for relevant State agencies and the Township to take in order to retain Plan Endorsement, including the timeframe(s) for completion of those requirements and the steps to be taken by relevant State agencies to review and support the Township's Petition for Plan Endorsement; and,

WHEREAS, the PIA has been negotiated and agreed upon between the relevant State agencies and the Township, a copy of the PIA is attached as EXHIBIT E; and,

WHEREAS, on November 22, 2021, the Office presented the Recommendation Report and draft PIA to the Plan Implementation Committee (PIC), which reviewed and considered the Petition, concurred with the recommendation to approve the Petition and proposed PIA, and moved the Petition for consideration by the full Commission upon reaching consensus on the changes to the State Plan Policy Map; and,

WHEREAS, the PIC has recommended that the Commission approve the Petition, grant Plan Endorsement, and formerly amend the State Plan Policy Map, EXHIBITS A, B, C and D attached hereto; and,

WHEREAS, the Commission has determined the Petition submitted by the Township including proposed changes to the State Plan Policy Map designations and Town Center and Node boundaries as negotiated by OPA, the Township, and relevant State agencies, and shown in Exhibit A, B, C and D, is consistent with the State Plan, provided the terms of the PIA, EXHIBIT E, and this Resolution are executed by the Township within 60 days of this Resolution, pursuant to 5:85-7.15.

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby affirms the Executive Director's determination that the Petition for Plan Endorsement is consistent with the State Plan and approves the Petition for Plan Endorsement submitted by the Township; and

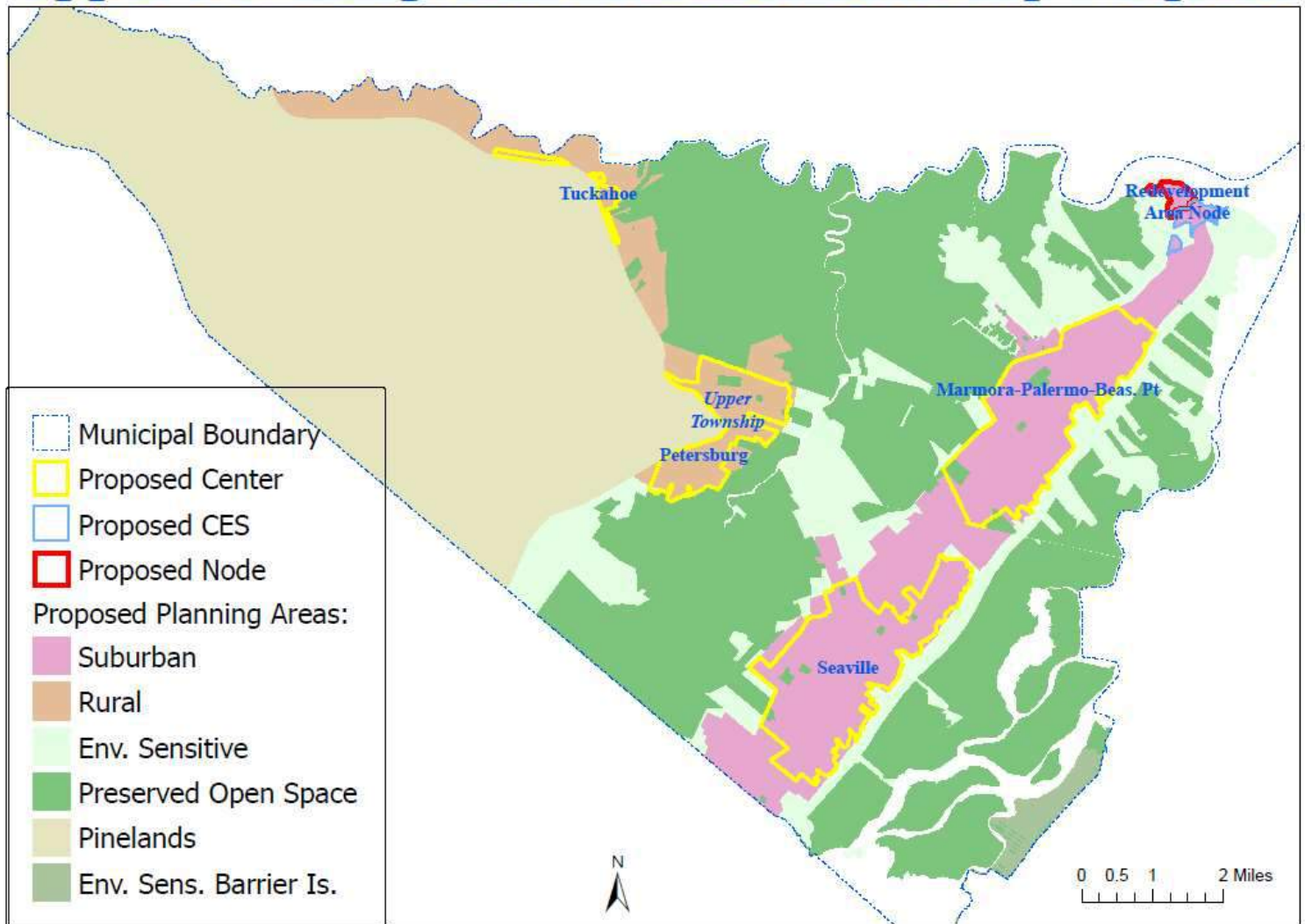
BE IT FURTHER RESOLVED, that the Commission acknowledges that the PIA memorializes the agreed upon planning implementation mechanisms; reflects a commitment, on the part of the Township to implement its plan; reflects a commitment on the part of the relevant State agencies to provide agreed upon benefits; and reflects a commitment on the part of the Township and relevant State agencies to work together to effectively implement the goals, strategies and policies of the State Plan; and,

BE IT FURTHER RESOLVED, that the Commission hereby authorizes formal amendments to the State Plan Map in the Township, as shown in EXHIBIT A, B, C and D; and,

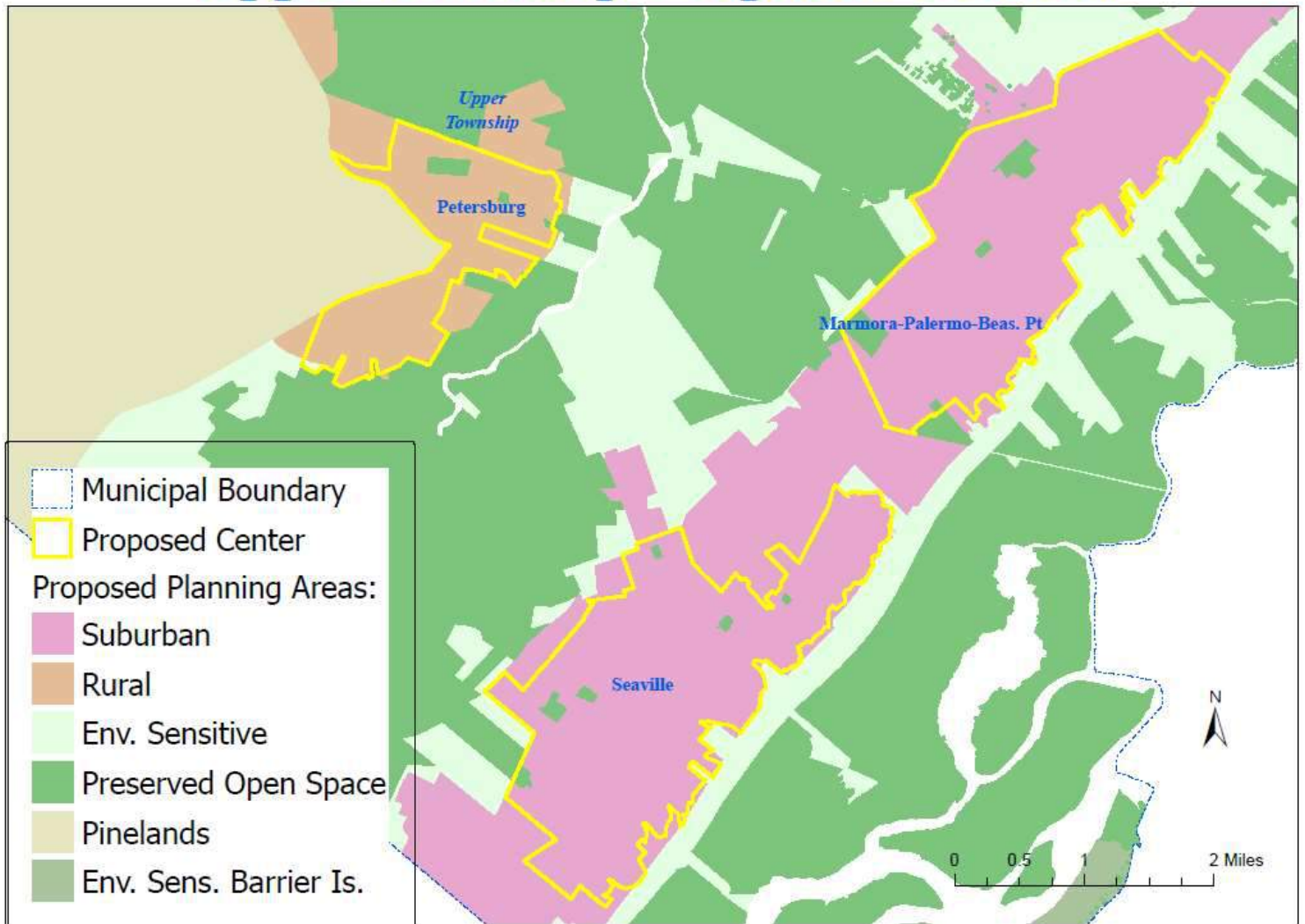
BE IT FURTHER RESOLVED, that in approving the Petition and granting Plan Endorsement, it is understood that the Commission's endorsement may be revoked if the Commission determines that the Township has made substantial changes to its endorsed plan without adhering to the rules governing Plan Endorsement, N.J.A.C. 5:85-7.1 et seq., and amending the State Plan Policy Map, N.J.A.C. 5:85-8.3 et seq., or substantially violated the terms of the PIA, EXHIBIT E, so that the plan of the Township is no longer consistent with the State Plan.

BE IT FURTHER RESOLVED, that the Commission authorizes the Executive Director to take all actions necessary to affect the Plan Endorsement approval reflected in the supporting documentation attached hereto.

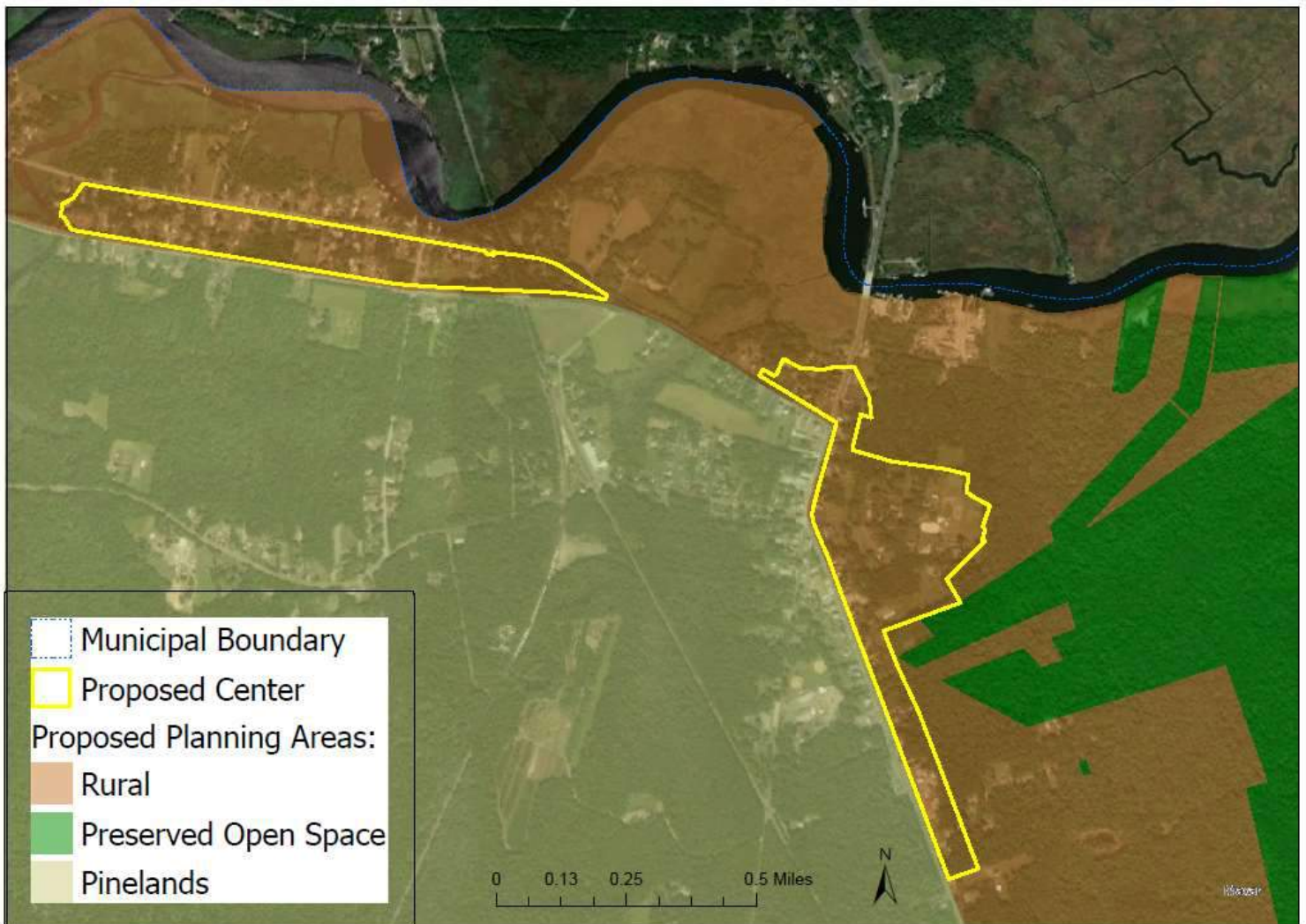
Upper Township Plan Endorsement Map Proposal



Upper Township Proposed Centers



Upper Township Proposed Tuckahoe Center



Upper Township Proposed Redevelopment Node

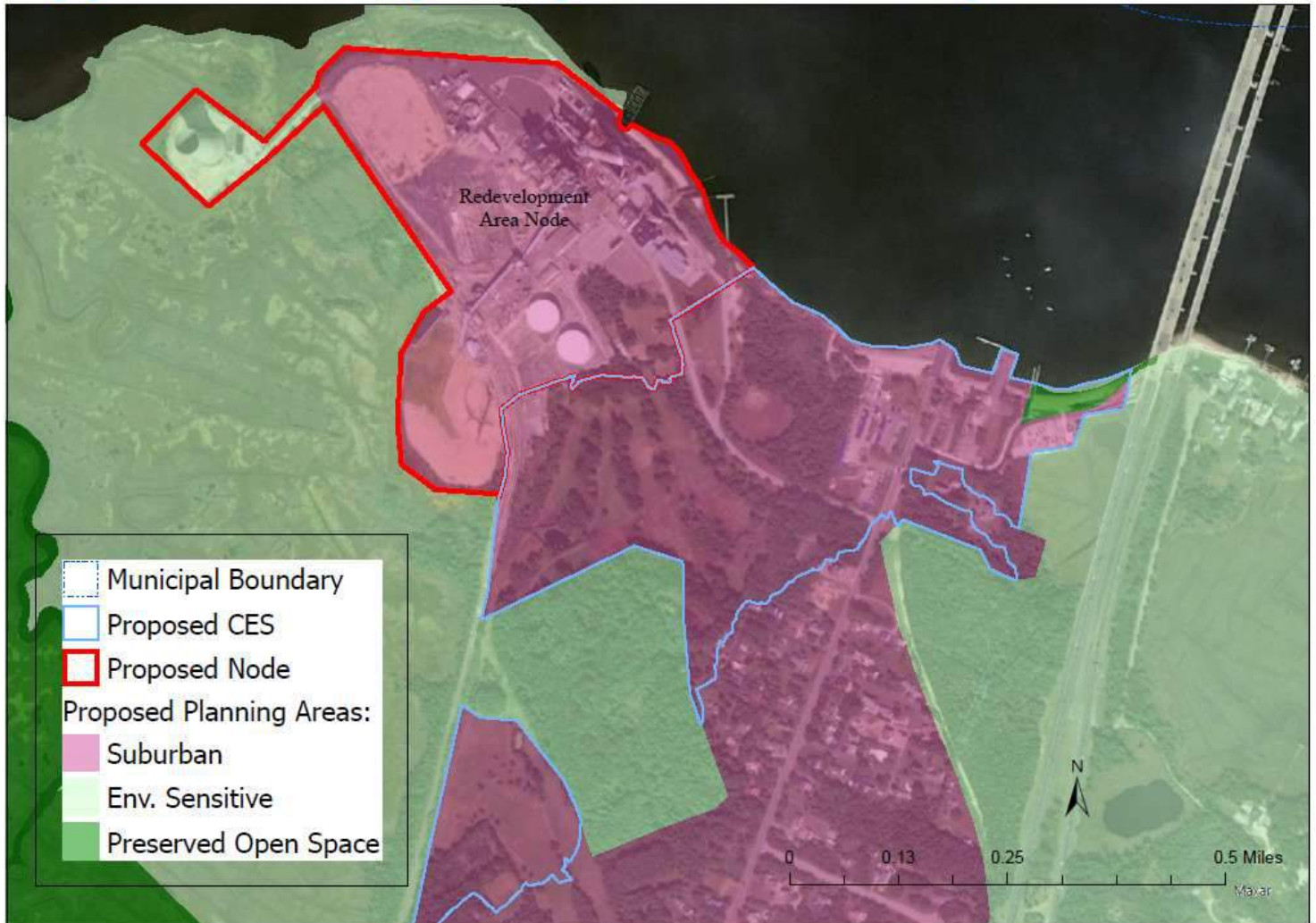


Exhibit E

Upper Township PIA - Final							1/26/2022
#	Topic	Req (*)	Activity	Local Effort	Assistance	Time Frame	Comment (updates in bold italics)
A1	Administrative	*	After SPC adopts resolution granting PE:	Petitioner receives and signs documents sends back to OPA	OPA	ASAP Upon completion of all resolutions	
			• OPA sends certified resolution to NJ State Register and petitioner with PIA				
			• OPA updates GIS layer				
			• OPA Executive Director signs PIA and sends fully signed documents to petitioner				
A2	Administrative	*	One year from endorsement and biennially thereafter, report to the SPC about the status of your planning efforts.	Planning Board and Township Committee	OPA	1 year after PE and then every 2 years after	
A3	Administrative	*	After adoption, the Township shall submit any new or modified land use ordinance or other planning document that supplements previously submitted material.	Planning Board and Township Committee	Technical assistance	Report on progress in biennial review	
B1	Public Info & Community Engagement		Many of the following action would benefit from public engagement including education about issues, resident assistance with actions, participation in decision making and support for a path to resiliency and sustainability. An early action should be a public forum(s) designed to recruit short and long-term public engagement, sharing information/goals, highlighting opportunities for participation, volunteerism and meaningful involvement in community planning and decision making.	Twp Committee, Planning Board, Green Team, chamber (s), churches, schools, other local and regional organizations as partners/invitees.	OPA, DEP, local groups & regional NGOs/ universities	Year 1 and periodically thereafter to update/engage residents on progress on key issues.	Forum(s) should be designed with a well developed outreach element to ensure equitable inclusion and meaningful turn out and facilitated to maximize results.
C1	Climate Resilience Planning	*	Develop, adopt, and implement a climate change-related hazard vulnerability assessment (CCRHVA) that meets the requirements of the MLUL per P.L.2021, c.6.		DEP	1-2 years	Upper Township should review its existing data, maps, and assessments and evaluate whether or not they satisfy the requirements for the CCRHVA in the MLUL. Requirements that are not satisfied should be addressed. Expand on the local annex to the county HMP to include climate impacts for temperature, precipitation, salt water intrusion etc. Consider the vulnerability of public and private potable wells, pump stations, Findings from the CCRHVA should guide strategies and actions to increase resilience and reduce risk moving forward.

C2	Climate Resilience Planning	*	Review and update the Flood Damage Protection Ordinance with the current NJ Coastal Model Ordinance (revised 2020) at https://www.nj.gov/dep/floodcontrol/modelord.htm in order to stay compliant with NFIP.	Planning Board and Township Committee	DEP	3/30/22	Although Upper Twp. recently updated their flood damage protection ordinance (ORDINANCE NO. 011-2020), NJDEP updated the model ordinance in December 2020 to be compliant with NFIP. the Division of Dam Safety and Flood Engineering has previously requested that Upper Twp. update their ordinance on or before March 30, 2022. The model coastal ordinance provided by NJDEP can be found at https://www.nj.gov/dep/floodcontrol/modelord.htm .
D1	Land Use		Continue pursuit of Beesley's Point redevelopment options to promote suitable mixed use waterfront based development in this Center. This effort will provide for reutilization of this prime economic resource for the Township.		OPA, DEP	ongoing	Rezoned area area for Waterfront Towncenter (WTC) on 5/26/2020. Committee approved Condemnation Redevelopment Area on January 22, 2021. Incorporate area as a State Redevelopment Node in keeping with permissible uses and with appropriate respect for flood hazard areas.
D2	Land Use		If the Township pursues brownfield cleanup and development in the future, DEP recommends taking actions as part of the Sustainable Jersey Certification Program.		NJDEP, Sustainable Jersey	TBD	Adopted Redevelopment Plan in 2020 for BL England Generating Station in Beesley's Point section.
D3	Land Use	*	Review plans and ordinances and remove impediments to, and encourage, green design throughout the Town. Make necessary modifications to ensure that innovative and sustainable construction alternatives and materials (such as green roofs) are permitted. Township may also consider approving incentives for using innovative roofing alternatives and materials.	Planning Board and Township Committee	OPA, NJDEP technical assistance	1-3 years	Sustainable Jersey points and support
D4	Land Use	*	Review and update Master Plan and all associated elements to consider climate resiliency and socially vulnerable populations.	Planning Board and Township Committee	DEP, Sustainable NJ	1-3 years after CCRHVA	Sustainable Jersey points and support. Address MLUL requirements.

D5	Land Use	*	The Township shall enhance its zoning regulations and building codes to encourage building outside of the flood zone and to minimize construction in flood prone areas to reconstruction of existing buildings. Flood zone area new construction or redevelopment of existing buildings should avoid high density concentration and areas of severe flooding. Placement of critical facilities and utilities in flood zones should be avoided whenever possible. Affordable housing should be sited to avoid flood zone and hazardous areas.	Planning Board	DEP (Bureau of Climate Resilience Planning)	1-3 years After CCRHVA	
D6	Land Use		Consider adopting an Accessory Dwelling Unit (ADU) Ordinance in residential zones	Planning Board		recommended	
D7	Land Use		Adopt an Open Space & Recreation Plan (OSRP). Explore open space and recreation opportunities by working with the State and County. Explore purchases of additional properties for active recreation or preservation as well establishing easements.	Work with County	Green Acres Funding and County as applicable.	1-3 years after CCRHVA	Petitioner will work closely with Green Acres, local advisory committee, County, County Improvement Authority and property owners to negotiate the purchase of properties to be permanent open space. (ROSI)
D8	Land Use		The Township has aligned its zoning and ordinances with CAFRA permitting requirements and is a candidate to be considered for a "sector permit" (or redevelopment zone permit) similar to Long Branch (NJAC 7:7-7).		NJDEP	After NJ PACT	DEP will review this issue after issuance of NJ PACT rules.
E1	Sustainability		Develop green building and sustainable design guidelines for new development - consider requiring "green buildings" (LEED, Green Globes) in redevelopment areas, to the extent practicable.	Planning Board and Township Committee			Sustainable Jersey points and support
E2	Sustainability	*	Modify zoning code and permit forms to streamline and reduce or waive permit fees to encourage solar, wind, and geothermal.	Planning Board and Township Committee	DEP, BPU, SJ	1-2 year	Sustainable Jersey points and support Also pursue waiver/reduction of DCA fee. With accomodation of concerns related to small scale wind turbines that may still call for variance conditions.

E3	Sustainabilty		MLUL encourages municipalities to include a Green Building & Sustainability Element in their master plan to help establish policies and initiatives for acheiving sustainability goals. Components include:• Define what sustainability and resilience mean to your community • Statutory basis for a sustainability element and how it relates to other elements of the plan • Document public engagement activities • Summarize existing conditions and trends, including any environmental justice (EJ) concerns and any available baseline assessment like greenhouse gas • Document community’s existing sustainability policies and programs and accomplishments inventories, energy use assessments, or public health inventories • Establish a vision for local sustainability and resilience, expressed in a succinct statement • Establish sustainability and resilience goals and objectives • Develop strategies and actions for achieving sustainability objectives, typically organized by topic area, such as land use, transportation, energy, water, waste, etc. • Establish performance measures and metrics for tracking progress toward objectives • Assign responsible parties for implementation actions • This could be expanded to be a Climate Action Plan if so desired.		DEP, Sustainable Jersey	Recommended. Report on progress in biennial review	
E4	Sustainabilty		• Continue participating in the Sustainable Jersey program			ongoing	PE actions should lead to Silver Certification
F1	Conservation	*	Adopt a Tree Protection Ordinance and a Tree Save Ordinance	Township Committee and Planning Board	DEP - Bureau of Sustainability; NJDEP Parks and Forestry; NJ Forest Fire Service; Sustainable Jersey	2-3 years	Required to adopt both ordinances. OPA to provide model Tree Protection Ordinance, recommended to use Woolwich (https://ecode360.com/14140851) or Haddonfield (https://ecode360.com/10200060) as a guideline. NJDEP Urban and Community Forestry guidelines are here, with various models to meet differing objectives based on town conditions: https://www.state.nj.us/dep/parksandforests/forest/community/Information_for_Municipalities.html
F2	Conservation		Review practicality for revitalizing the Community Forestry Program (recommended and encouraged) and/or consider preparing long-term adaptive management forestry practices to preserve its tree cover as precipitation and temperatures increase.	Township Committee	NJDEP Urban and Community Forestry	Report on progress in biennial review	Adopted in 2016 but has lapsed because did not have sufficeint CEU certification. (Perhaps partner with NGO/university to find volunteers/interns?)
F3	Conservation		Continue working with Blue Acres program to mitigate flood prone, severe loss, and severe repetitive loss properties	Township Committe	NJDEP, Blue Acres	Report on progress in biennial review	The NJDEP has purchased serveral properties in Upper's flood zone.
F4	Conservation	*	Adopt a wellhead protection ordinance	Township Committee	DEP	2-3 years	
F5	Conservation	*	Work with NJDEP to develop and adopt a Water Conservation Ordinance	Township Committee	DEP	2-3 years	Potential to use the Sustainable Jersey model ordinance.

F6	Conservation		Prepare and adopt a Habitat Conservation Plan and protection measures to maintain habitat. Coordinate with county and surrounding municipalities to expand corridors of open space and natural features to support habitat connectivity		DEP technical assistance and funding	2-3 years	The Habitat Conservation may potentially be included as part of the Conservation Plan (F8) rather than an individual plan. NJDEP Connecting Habitats Across NJ (CHANJ) mapping can be of assistance to identify potential corridors https://www.njfishandwildlife.com/ensp/chanj.htm
F7	Conservation	*	Review and update as necessary the Natural Resource Inventory, including climate change observations and concerns as they are relevant. DEP can assist with identifying what to update.	Planning Board	DEP	1-3 years After CCRHVA	Although the 2006 NRI has been reaffirmed through reexaminations, the document should be reviewed more frequently to ensure it is relevant and should be updated with climate impact considerations, findings from the CCRHVA, and CES overlays as appropriate.
F8	Conservation	*	Review and update as necessary the Conservation Plan element for Township, including climate change observations and concerns as they are relevant. Update inventory of contaminated sites and Upper and identify if any of these Known Contaminated Sites (KCS) within the proposed center also meet the DEP definition of a brownfield site.	Planning Board and Township Committee		1-3 years After CCRHVA	Completed in 2011. Review and update with climate impact considerations, findings from the CCRHVA, and CES overlays as appropriate.
G1	Transportation & Circulation	*	Incorporate Complete Streets policy and Implementation Plan into the Transportation Plan. All new transportation projects that impact any Right-of-Way made within Township of Upper will be consistent with this plan and the adopted Complete Streets Policy	Township Committee & Planning Board		2-3 years	Per 2020 Reexam
G2	Transportation & Circulation	*	Seek funding to update the Circulation Element of Master Plan to address opportunities for shared parking, goods movement, improvements to bicycle and pedestrian access and transit, along with continued growth in the community. In particular, reduce congestion and ensure that non-vehicular transportation is encouraged.	Planning Board	NJDOT, SJTPO	3 years	With assistance (potentially DOT), prepare a full update to Circulation Plan Element. (Prepared a 2012 Town center road network map and access level change to the NJDOT for the Marmora Town Center and a Bike Plan in 2019.)
G3	Transportation & Circulation		Install full interchange at Exit 20 of the Garden State Parkway. This is the highest priority Township transportation improvement project to reduce congestion.		NJ Turnpike Authority funding /DOT*/SJTPO TIP	11/1/2026	Awaiting NJ Turnpike Authority funding.
G4	Transportation & Circulation		Per SJTPO Feasibility Study, seek funding to design and construct best alternative off-road path.		DOT TE funds, DOT Bicycle and Pedestrian funds*, DEP wetlands permits	11/1/2026	Through funding from the NJDOT, Township prepared the Upper Township Bicycle Plan dated April 2019. No funding for engineering, permitting or construction.

G5	Transportation & Circulation		Design and construct Palermo bike path along inactive NJTransit rail line from Route 9 to the Inland Waterway.		DOT Transp. Enhancement funds, DOT Bicycle and Pedestrian funds*, DEP wetlands permits	Post NJT approval	Received \$125,000 grant from NJDOT in FY2008. NJ Transit not responsive on allowing use of inactive rail line.
G6	Transportation & Circulation		Construct Tuckahoe train station link to Main Street. In coordination with County, design and construct sidewalk improvements along Reading Avenue from Route 50 to the Tuckahoe Train Station to support economic development efforts.		NJDOT Bike and Pedestrian funds; NJDOT Local Aid funds*.	11/1/2023	Need coordination with County and NJDOT for funding.
G7	Transportation & Circulation		Elevate State evacuation routes (Garden State Parkway, State Highway Rt 50and Rt 49).		NJDOT	3-5 years	
G8	Transportation & Circulation		Implement key recommendations from Bike Plan		NJDOT Bike and Pedestrian funds; NJDOT Local Aid funds*.	As funds allow	
H1	Transit		Plan and implement regional shuttle service in coordination with mainland municipalities campgrounds and County. Shuttle service will provide transit service between campgrounds, mainland attractions and beaches, recreational sites and other barrier island destinations. This needs to be coordinated by the County.	County to take lead	Request \$ from NJT for system planning and shuttle vans; coordinate with SJTPO/TIP.	10/31/2024	Awaiting funding. (Off-season they can be used for other transit services - senior, dial a ride etc)
H2	Transit		Pursue improved bus transit facilities to increase route headways, increase bus pickup locations, develop central transit locations coordinated with parking.		Coordinate bewteen Twp, County, NJ Transit and DOT*	11/1/2026	NJ Transit and DOT*Coordinate bewteen Twp, County, NJ.
H3	Transit		Complete rail line between Cape May City and Tuckahoe Village. Excursion rail service will support planned economic development activities around restored Train Station and Tuckahoe Village. The retention of the rail spur to Beesley's Point as part of redevelopment plan can further expand the excursion rail line route thereby reducing vehicular traffic through Route 9 corridor.		CM Seashore Line shall take the lead in this effort. DOT funds for rail line improvements; Transp Enhancement funds*	10/31/2028	Awaiting funding.
H4	Transit		Conduct feasibility study for potential expansion of rail line from Tuckahoe to the Atlantic City Rail Line. This rail line can provide connection to NJTransit/PATCO service to Philadelphia and enable alternative travel modes, reducing congestion for summer visitors. (The rail line is also part of the excursion rail line link from Cape May to Tuckahoe Village.)		Municipalities, County and NJ Transit	mid term	

H5	Transit		Depending on results of feasibility study, expand rail line connection from Tuckahoe to the AC Rail Line.		Municipalities, County and NJ Transit	Long term	
I1	Energy	*	Develop a community GHG Reduction Action Plan, including GHG reduction targets. GHG reduction actions should be incorporated into land use element of master plan. 1) Conduct Local Government Energy Audit (LGEA) of municipal facilities and operations, at a minimum, and community-wide audits, if feasible, and 2) using the results of these audits, develop action plans for reducing municipal energy consumption and GHG emissions - use NJ's 2020 GHG emissions reduction target as a goal	Township Committee & Planning Board	Bd of Public Utilities (BPU) Clean Energy Program provides funding for municipal energy audits: (http://www.njcleanenergy.com/commercial-industrial/programs/local-government-energy-audit/local-government-energy-audit)	Timeline as provided PE guidelines (2 years with phasing)	The South Jersey Transportation Planning Authority prepared a greenhouse gas (GHG) inventory. https://www.sjtptpo.org/Documents/AirQuality/GreenhouseGasInventoryReport.pdf This inventory provides county and municipal-level GHG emissions information for various major community sectors/activities (e.g., residential, transportation, waste generation) (See Appendix A pages 1-4). Upper can acquire its local inventory data and use it as a baseline Sustainable Jersey points and support
I2	Energy	*	Energy Tracking & Management - establish energy use baselines, tracking, mgt & reporting systems	Township Committee		Year 1	https://www.sustainablejersey.com/actions/#open/action/482
I3	Energy	*	Continue Implementation of energy efficiency Measure for facilities	Township Committee		2 years and phased	Sustainable Jersey points and support
I4	Energy	*	Greening the municipal fleet: Fleet Inventory and target for green fleet conversion.	Township Committee	Sustainable Jersey points and support	must do year 1	Sustainable Jersey points and support
I5	Energy	*	Greening the municipal fleet: purchase electric vehicles to achieve 20% reduction in fuel use w/in 4 years .	Township Committee	BPU, DEP, SJ possible \$\$	must initiate by yr 2 (can be multi-year)	Sustainable Jersey points and support
I6	Energy	*	Greening the municipal fleet: Trip optimization software * Proper vehicle maintenance * Driver training *purchase electric vehicles to achieve 20% reduction in fuel use w/in 4 years .	Township Committee	BPU, DEP, SJ possible \$\$	recommended	Sustainable Jersey points and support
I7	Energy	*	Renewable Energy Generation: *Onsite Solar or *Geothermal system or *buy electric from a renewable source or *community solar project or *Renewable Energy Aggregation	Township Committee	BPU, DEP, SJ possible \$\$	must do 1 within 2 years	Sustainable Jersey points and support
I8	Energy	*	• Public EV charging infrastructure feasibility and supporting ordinances	Township Committee & Planning Board	BPU, DEP, SJ possible \$\$	1-2 years	Sustainable Jersey points and support

I9	Energy	*	Make your town EV Friendly (choose 3) *update zoning ordinances to require pre-wiring for EV chargers as part of a redevelopment plan or for a specific zone(1-2 yrs); *Adopt a PEV ordinance to include regulation and design standards for EVSE, EV parking spaces and design guidelines for installation of EVSE (1-2 yrs); * Training for local officials and require local first responders to participate in education on PE and EVSE(1-2 yrs); *Incentivise EV ready by reducing or waiving permit fees and providing recognition for businesses/entities that do it (2-3 yrs); *Commitment from 3 or more partners for workplace or multi-family chargers (2-5 yrs).	Township Committee & Planning Board	BPU, DEP, SJ possible \$\$	(must do 3)	Sustainable Jersey points and support
J1	Infrastructure	*	Review and update as necessary Utilities Element of the Master Plan. Confirm the condition and capacity of the stormwater drainage system.	Planning Board	DEP	1-3 years after CCRHVA	Stormwater in HMP but Sec 19-7.7 last updated 2007. New utility lines and associated infrastructure should be planned to avoid flood prone areas and existing utility infrastructure currently in or projected to be flood prone in the future should be addressed.
J2	Infrastructure	*	Work on a water supply plan which would need coordination with the New Jersey American Water Company			TBD	
J3	Infrastructure	*	Upon NJDEP approval of wastewater management plan (WMP) including septic density, consider appropriate restrictions.	Township MUA, Cape May County, DEP	NJDEP	ASAP	The Township has been working with the County Planning Department and the NJDEP on the Wastewater Management Plan update for the County, submitted 2019. As soon as the WMP is approved, Upper should begin implementation of its affordable housing plan.
J4	Infrastructure		Township to pursue Sewer Service Area to support existing development/uses (not new) and remedy failing septic on developed properties of Roosevelt Blvd.		DEP permits for sewer extension to service existing development.	TBD	Based on consent agreement obtained by Cape May County in 2000 and negotiations with CCMUA in Ocean City.
J5	Infrastructure/ Utilities	*	Evaluate and update the Stormwater Management Plan and Ordinance for consistency with the current Stormwater Management Rules.	Engineer, Township Committee and Planning Board	DEP and Cape May County technical assistance	1-2 years	Municipalities were required to update their stormwater management ordinance by March 2021 pursuant to the updated stormwater management rules that became effective in March of 2021. The 2005 Stormwater Management Plan should be updated to reflect consistency with the current rules and the updated ordinance. model Stormwater Management Ordinance is available at https://www.nj.gov/dep/stormwater/bmp_manual/NJ_SWBMP_D.pdf

K1	Economic Development	*	review/develop/implement municipal Sustainable Economic Development Plan	Planning Board and Township Committee	NJEDA, DCA	Report on progress in biennial review	
K2	Economic Development		Promote Tuckahoe Village Center Revitalization through coordinated planning efforts with business and property owners. Develop plans for revitalization of Tuckahoe Village to support economic development initiatives including façade and rehabilitation grant program, wayfinding signs, coordinated marketing efforts, etc. Evaluate land use and zoning for train station area.		OPA, Main Street NJ, historic preservation trust grants and revolving loan program. (subject to funding)	5/2/2024	Awaiting funding.
K3	Economic Development		Identify priority farmland for acquisition within the framework of the County's Comprehensive Plan Farmland Preservation element.		NJDA	2/1/2026	Coordinate with Cape May County Farmland Preservation Program to identify/prioritize/implement.
L1	Historic Resources		Review and update Historic Preservation Ordinance and Plan. Historic structures should be protected with enhanced stormwater management plans and flood minimization plans.	Historic Preservation Commission and Township Committee	SHPO, Cape May County	Report on progress in biennial review	This Plan was called out in the 2018 Master Plan Reexamination but has not been updated since 2011. Review the NJ Historical Commission's (NJ Department of State) grant program at http://www.nj.gov/state/divisions/historical/grants . Work with SHPO to develop planning documents some guidance is provided at : https://www.nj.gov/dep/hpo/images/_MULT_DG_32_v2_ID14078r.pdf
L2	Historic Resources		Review and update as necessary the Historic and Cultural Resources Inventory as called for in the 2016 Historic Preservation Element update.	Historic Preservation Commission and Township Committee	SHPO, Cape May County	Report on progress in biennial review	This inventory is included in the 2006 NRI. The Inventory should be reviewed to ensure it is current and up to date.
M1	Planning	*	Develop a five year capital improvement plan with a five year planning horizon per the Municipal Land Use Law 40:55D-29	Planning Board	Technical assistance	Report on progress in biennial review	
M2	Planning	*	Update the Community Facilities Plan	Planning Board	Technical assistance	3 years	
M3	Planning		The Township will need to amend the approved Spending Plan to include proposed expenditures as per the approved Housing Element and Fair Share Plan.			1-2 years	From 2020 Reexam
O1	Environmental Justice		Follow the requirements of EO23 pursuant to NJDEP guidelines to review, identify, and update documents as necessary.		NJDEP	1-3 years after provision of guidance	Monitor for changes in municipality that may warrant more environmental justice actions in the future.