



State of New Jersey

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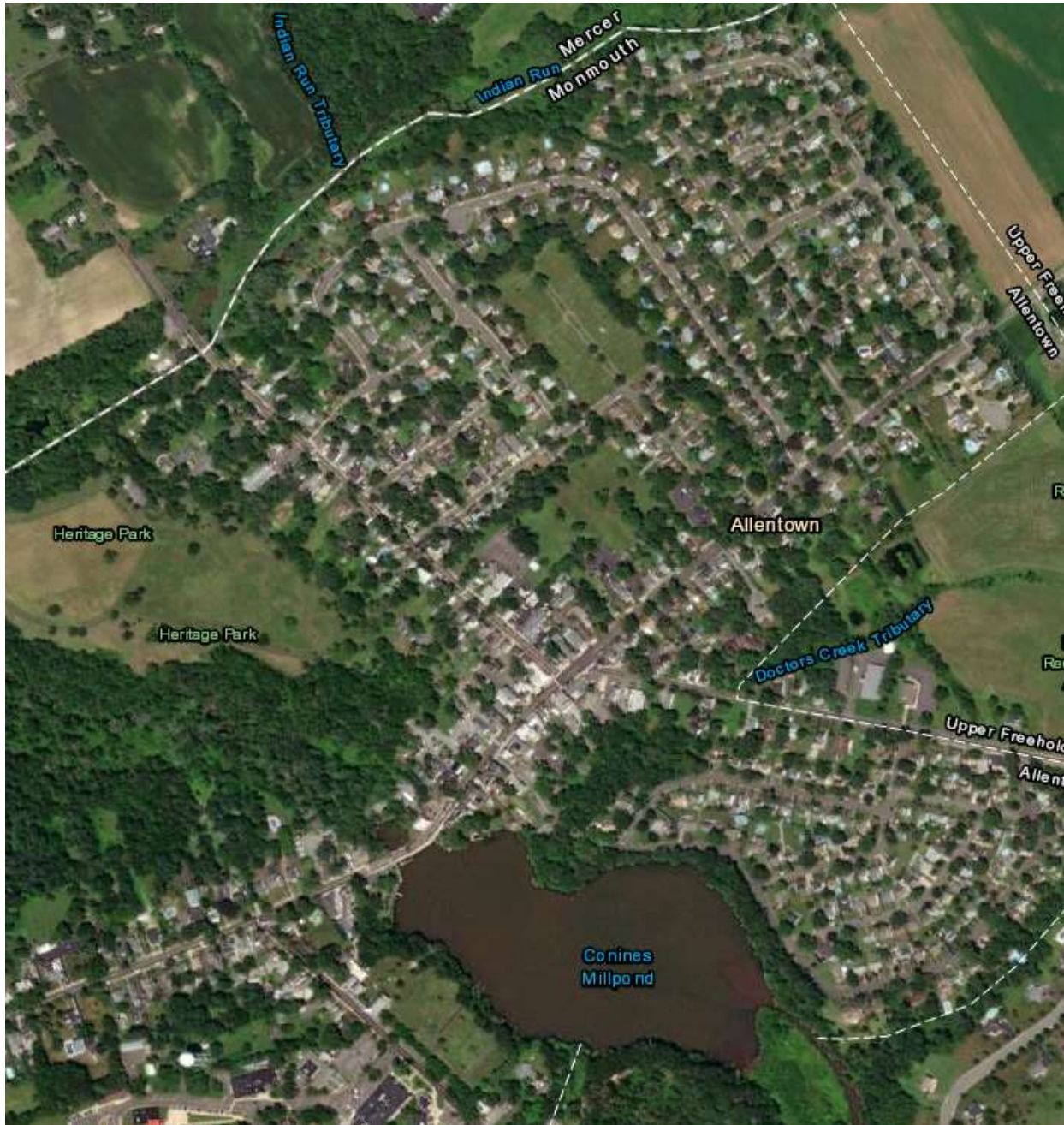
MEMORANDUM TO: State Planning Commission
FROM: Donna Rendeiro
RE: Proposed Allentown Endorsement
DATE: January 28, 2022

The Borough of Allentown received Village Center designation in May, 2002. In March, 2021, the Borough submitted their Municipal Self-Assessment to the Office, beginning their process to renew their endorsement and their Center boundaries. I approved a waiver for establishing a Plan Endorsement Advisory Committee due to their demonstrated commitment to public input. The Governing Body of Allentown places a high value on public information and transparency. The details are provided in the attached recommendation report written by Lisa Avichal.

Allentown is a built out, historic community with significant open space and farmland. The Governing Body is committed to maintaining the Borough's historic character through rehabilitation, maintain the Borough's economic viability and to discourage sprawl while encouraging farmland preservation and natural resource conservation.

Given the Borough's vision is in line with the State Plan's goals, I fully support the recommendation to grant the Borough of Allentown Plan Endorsement.

Plan Endorsement Recommendation Report for Borough of Allentown



New Jersey Department of State
Business Action Center
Office of Planning Advocacy

This document is a recommendation report prepared by the Office of Planning Advocacy (OPA) as staff to the State Planning Commission (SPC) based on input of our partner agencies, Borough of Allentown, Monmouth County, and members of the public. OPA will post this report and other materials related to Borough of Allentown Plan Endorsement petition on our website. You can contact our office by email regarding petitions for Plan Endorsement by providing contact information, including name, organization, address, and e-mail address to osgmail@sos.state.nj.us.

Documents submitted by Borough of Allentown for Plan Endorsement can be found here: <https://nj.gov/state/planning/plan-endorsement.shtml>
Master Plan, Reexamination Report, Environmental Commission Report, Zoning and Land Use Maps, etc.

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INTRODUCTION

The Borough of Allentown (hereafter Allentown or Borough) in Monmouth County received Village Center designation by the State Planning Commission (SPC) on May 15, 2002. This designation was set to expire June 30, 2020; however, the expiration has been extended through various extensions approvals by legislation, executive orders and/or State Planning Commission resolutions. According Allentown's Municipal Self-Assessment, Allentown's primary reason for Village Center designation renewal is to maintain State agency support to preserve the Borough's historic character through rehabilitation, to maintain the village's economic viability, and to discourage sprawl and encourage farmland preservation and natural resource conservation outside its municipal borders in the Village Center's environs. The proximity of Interstate-195 and the New Jersey Turnpike Interchange 7A has encouraged significant residential and industrial development in the rural environs in recent years.

This report contains findings and conclusions concerning consistency of the Borough's plans with the State Development and Redevelopment Plan (State Plan). The review of the petition is based on information submitted by the petitioner and information otherwise available to the Office of Planning Advocacy (OPA).

Adopting a resolution in support of Plan Endorsement of their plans will demonstrate that they are taking appropriate steps to plan for the sustainable future by addressing their infrastructure, economic development, housing, open space, environmental and resiliency concerns.

BACKGROUND

The Borough of Allentown initiated the Plan Endorsement (PE) process with a prepetition meeting, so they could renew their Village Center designation. They followed the PE guidelines and requested a waiver for establishing a Plan Endorsement Advisory Committee. The waiver requested was approved on May 14, 2020 as a result of their demonstrated commitment to public input in recent land use policy development. On March 18, 2021, Allentown submitted their Municipal Self-Assessment Report (MSA). OPA and our State agency partners responded with an Opportunity and Constraints Report on October 7, 2021. On January 25, 2022 Allentown's Borough Council formally approved the Plan Implementation Agreement (PIA) through Resolution 65-2022. The PIA includes items that OPA and our State agencies believe will achieve consistency with the New Jersey State Development and Redevelopment Plan (State Plan), as well as the recently updated Plan Endorsement Guidelines, which address State priorities for environmental justice and climate resiliency, including recent amendments to the New Jersey Municipal Land Use Law (MLUL).

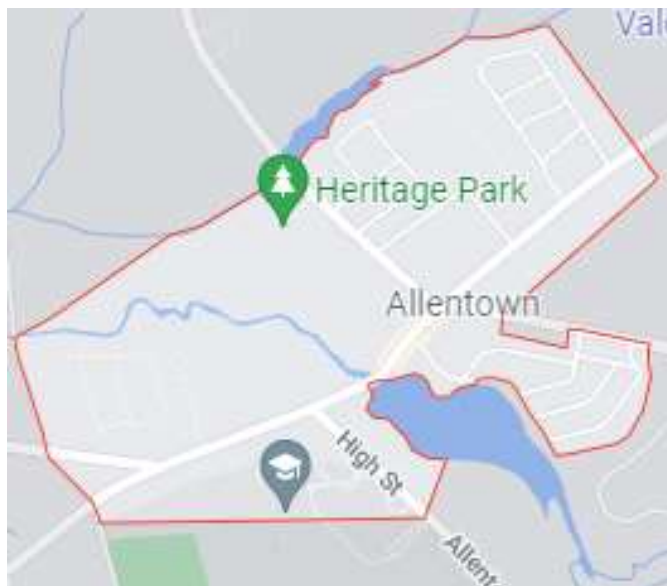
CHRONOLOGY

Event(s)	Date	Notes
Water Conservation Ordinance	1975	
Master Plan adopted	10/17/1978	
Village Center Designation	05/15/2002	
Open Space and Recreation Plan	2003	Update under PIA
Natural Resource Inventory updated	2006	Update under PIA
Stormwater Protection Plan and Management Ordinance updated	11/20/2006	Update under PIA
Forest and Tree Protection Ordinance	2017	Update under PIA
Recreation and Open Space Inventory (ROSI)	03/16/2018	
Master Plan updated	06/04/2018	
Land Use Inventory	06/04/2018	
Plan Endorsement Advisory Committee waiver request granted	05/14/2020	
Municipal Self-Assessment	03/18/2021	
Historic Preservation Implementation Ordinance	4/2021	Update under PIA
Opportunity and Constraints Report	10/7/2021	
Consistency Review Report	Ongoing	
Plan Implementation Agreement (PIA)	Ongoing	
PIC Approval	TBD	With Mapping & PIA
SPC Adoption	TBD	

PUBLIC PARTICIPATION

The Borough requested a waiver for Community Visioning on October 26, 2021. In the request Allentown stated that the Borough's elected and appointed officials place a high value on public information and transparency; the result of which is more engaged residential and business community. Since 2018, Allentown has sought out a great number of public responses to many elements related to Plan Endorsement. A list of meetings in which public participation was sought was attached to the waiver request. On November 9, 2021, Executive Director Donna Rendeiro approved the waiver request.

LOCATION & REGIONAL CONTEXT

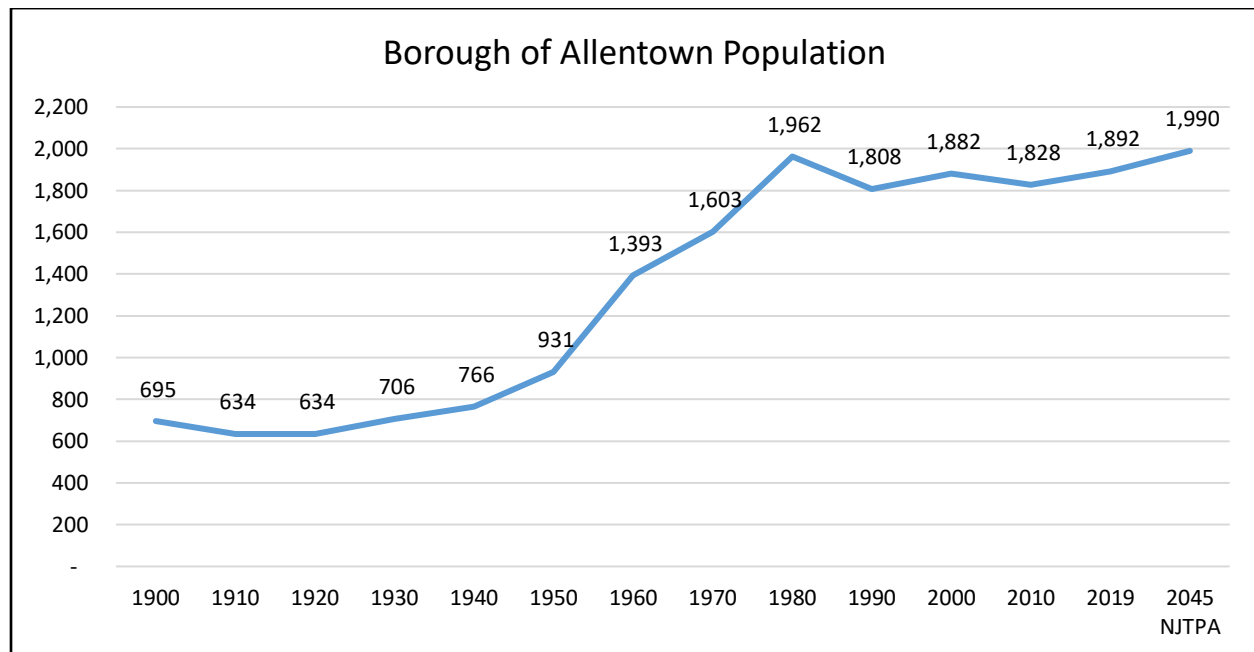


Originally settled in the 17th century, Allentown is a small historic village located on the western border of Monmouth County. The Borough is recognized as one of the largest historic districts in New Jersey. According to Allentown's Municipal Self-Assessment, the Borough has a land area of 0.6 square mile, a historic mill, and a tree-lined main street. "With 56% of the land use assessed as residential, Colonial and Victorian houses populate the streets of Allentown."

	Borough of Allentown	Monmouth County
Land Area (sq. mile)	0.62	665.32
Population	1,892	618,795
Households	709	261,579
Average Household Size	2.60	2.75
Average Family Size	3.11	2.66
Population Density (Persons/Sq. Mile)	3,052	930
Housing Units	720	261,579
Home Ownership Rate	80.3%	73.8%
Median Household Income	\$105,938	\$85,242
Per Capita Income	\$41,401	\$43,469
Persons Below Poverty Rate	2.38%	5.9%
Sources: US Census Bureau, NJDOL; Data from Decennial Census and ACS, U.S. Community Survey 2016 unless otherwise noted		

DEMOGRAPHICS AND BOROUGH OF ALLENTOWN'S FUTURE

The population has been steadily growing since the 1920's. According to Allentown's Municipal Self-Assessment, following World War II, population growth in Allentown resulted from both high birth rates and in-migration of population. The 1980 census data revealed that Allentown's population reached a high of 1,962, however it dropped to 1,808 in 1990. The population decreased as a result of a reduction in the birth rate and a modest net out-migration of population. As of 2019, while the population did increase, Allentown's population has not surpassed its all time high of 1,962 in the 1980's. However, the NTPA 2045 Population Forecast states that 1,990 is the expected number.

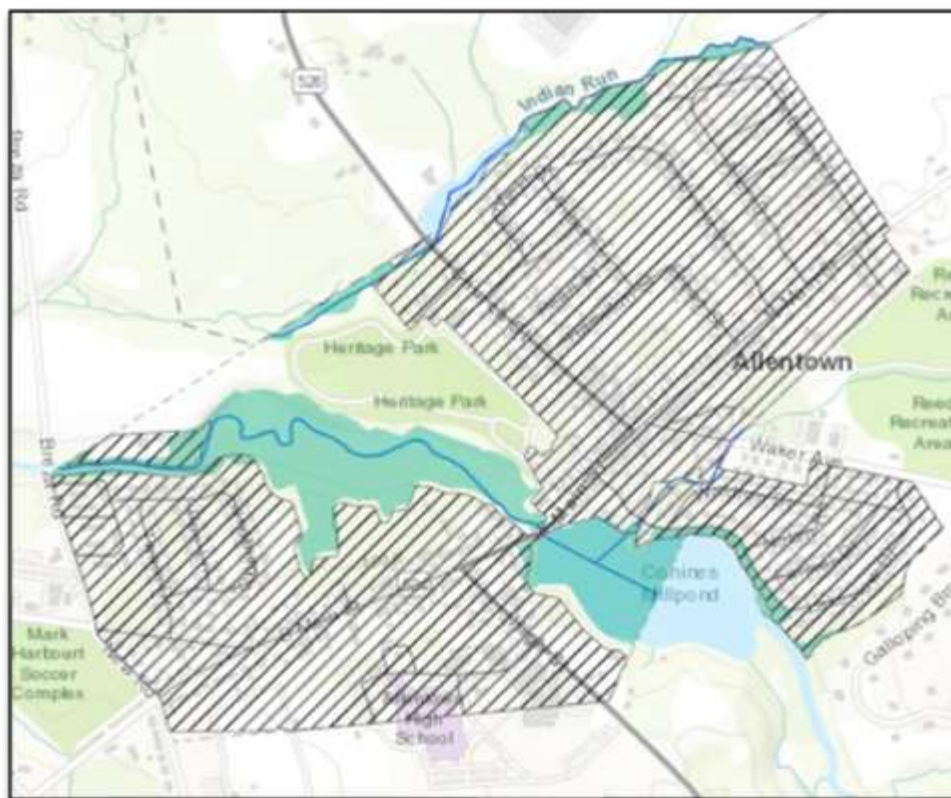


INFRASTRUCTURE

Water

According to Allentown's 2018 Master Plan, "The Borough of Allentown is served by both public water and sanitary sewer services. The Borough sewerage and water systems are owned and operated by the Borough. The Borough water is obtained from two wells in the Potomac-Raritan – Magothy and Mount Laurel Aquifers." H2O Services, LLC is municipality's Water Operator and Lyons Environmental Services, LLC are their Sewer Operator.

Sewer Service Area



Water Quality Management Planning

The Borough has a wastewater management plan, but it is included as a part of the overall Monmouth County Plan. The Wastewater Management Plan (WMP) for Monmouth County was adopted on April 11, 2013. Monmouth County Planning Staff, with the oversight of ARC and NJDEP, is working to produce a new draft Wastewater Management Plan (WMP) for the county. This involves modeling and analysis for capacity of sewer service areas and septic areas in Monmouth County, and could influence revisions to the FWSA map. Planning staff has been in contact with sewerage agencies and municipal representatives for information necessary regarding the development of a new WMP.

TRANSPORTATION

Circulation

The Borough has 6.96 miles of total roadways. County roadways are the primary roadways in the Borough and account for 2.01 total miles (29%) of the total roadway mileage in the Borough. The County roadways include: County Route 524, County Route 526, County Route 539, and County Route 524/539. According to the Borough's 2018 Master Plan, "County Roadways within the Borough are classified as either Urban Major Collectors or Urban Minor Arterials by the New Jersey Department of Transportation Functional Classification Map as revised April 30, 2017." The remaining 4.95 miles of roadway fall under the Borough of Allentown's jurisdictional responsibility.

Truck Traffic Prohibition

According to the Borough's Master Plan, "In November 2016, the Borough Council approved a Truck Prohibition Ordinance, Ordinance 14-2016 adopted on November 11, 2016, which amended Chapter 7-16 of the Borough Code banning all truck traffic (vehicles over 4 tons except those making local deliveries or pickups) on all Borough and County roadways in the Borough. The next step was Monmouth County review of the Ordinance and evaluation of approximately ten factors to allow removal of the County Roadways in the Borough from the National and State Truck Network. Factors include sight distance at intersections, traffic volumes, roadway geometrics, roadside development or environment, accident records, use of the route by other trucks to date, and alternate routings. In October 2017, Monmouth County submitted its recommendation for banning truck traffic on Church Street and Waker Avenue to the New Jersey Department of Transportation." The Borough rejected the recommendation because it would push traffic to one County road. Monmouth County is currently working with Allentown on traffic studies and monitoring from the Southwest into Allentown.

Scenic Roadways

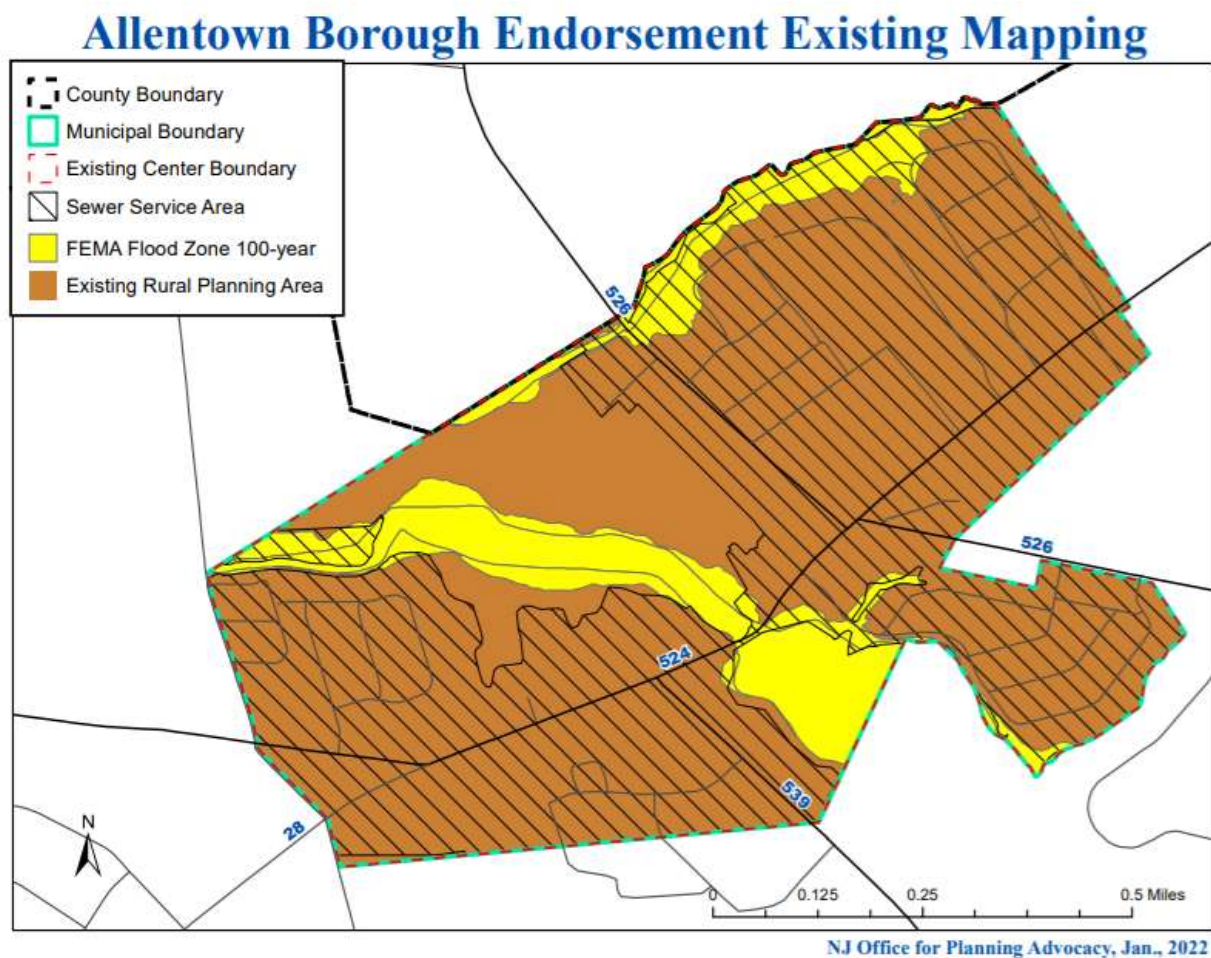
On September 17, 2001 Monmouth County Planning Board adopted the Monmouth County Scenic Roadway Plan (MCSR). According to the Borough's Master Plan, "It identifies County roadways that possess such a high degree of visual quality that driving, biking or walking along these roadways is deemed a pleasurable and enjoyable experience. The Scenic Roadway Plan provides design guidelines to be followed in preserving and enhancing County Scenic Roadways. All of the County roadways within the Borough of Allentown are listed on the Monmouth County Scenic Roadway Plan. This is due to the historic nature of the Borough and the mature trees and natural vistas that are within the Borough."

Public Transportation

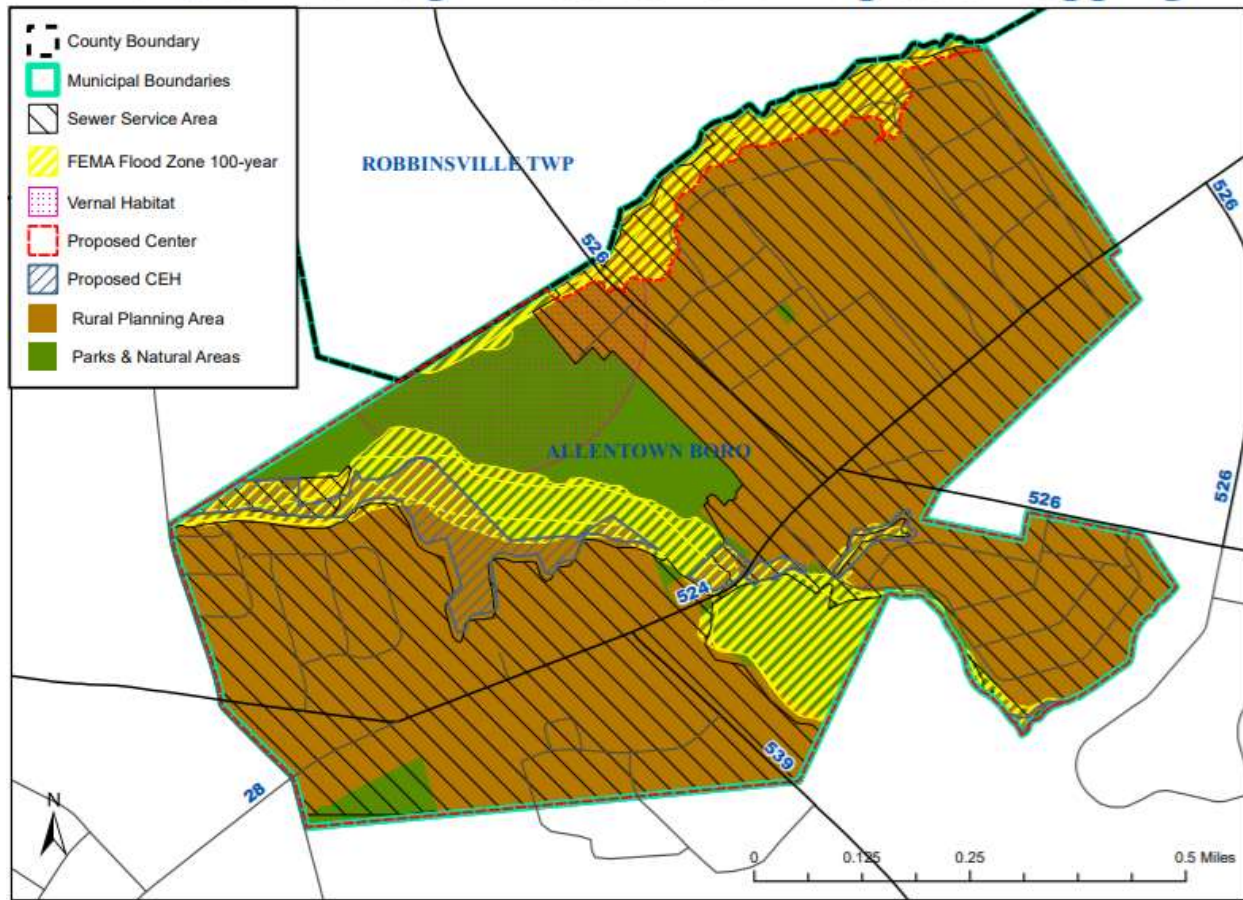
According to Allentown's Master Plan there is no public transportation available within the Borough. This includes: bus, rail, or park and ride facilities. Residents are dependent on private transportation including personal vehicles, ridesharing, and bicycle and pedestrian routes for local destinations. The Borough is served by private taxi services located out the Borough and ride sourcing services, such as Uber and Lyft.

PROPOSED MAP AMENDMENTS

In 2002 the State Planning Commission designated 396.12 acres of Allentown Borough a Village Center. Due to Executive Order 89 and the history of flooding in portions of the Borough near Indian Lake and Indian Run (a stream located .8 miles from Allentown), the Borough of Allentown agrees to the following proposed map. 66.89 acres of previously classified Rural Planning Area (PA4) is now classified as Parks.



Allentown Borough Endorsement Proposed Mapping



NJ Office for Planning Advocacy, Jan., 2022

Summary of Proposed Map Amendments

Planning Area	Label	Existing Acreage	Proposed Acreage
PA 4	Rural	396.12	324.89
Park	Park	0	66.89

Center Designation	Existing Acreage	Proposed Acreage	Change in Acreage
Village Center	396.12	391.78	- 4.34
Critical Environmental Site (CES)	0	17.42	17.42

STATE PLAN GOALS REVIEW

Goal #1: Revitalize the State's Cities and Towns

- Village Center Designation in the PA-4 Rural Planning Area had the intention to: maintain the Environs as large contiguous areas of farmland and other lands; revitalize cities and towns; accommodate growth in Centers; promote a viable agricultural industry; protect the character of existing stable communities; and confine programmed sewers and public water services to Centers.

Goal #2: Conserve the State's Natural Resources and Systems

- Conservation Plan Element: The policies and strategies of this Conservation Plan seek to limit the impacts of development and redevelopment and retain the natural terrain and features to the greatest extent practicable. This Plan also promotes the restoration of natural systems that have been degraded by past activities.

Goal #3: Promote Beneficial Economic Growth, Development and Renewal for All Residents of New Jersey

- Allentown Borough has a thriving main street. The main commercial area is located generally along Main Street between Conines Millpond and Broad Street and accounts for 17.7 acres of 4.5% of the land total.
- Fair Share Housing – Rehabilitation (Present Need) Component
 - According to the Borough's Master plan, the Borough plans to seek rehabilitation (either CDBG or HOME) funds from Monmouth County on an annual basis until the number of units required have been rehabilitated. The Borough will also enter into an agreement with Monmouth County through its Community Development Program to manage the rehabilitation component.

Goal #4: Protect the Environment, Prevent and Clean Up Pollution

- Conservation Plan Element: The policies and strategies of this Conservation Plan seek to limit the impacts of development and redevelopment and retain the natural terrain and features to the greatest extent practicable. This Plan also promotes the restoration of natural systems that have been degraded by past activities.

Goal #5: Provide Adequate Public Facilities and Services at a Reasonable Cost

- According to the Borough Master Plan, “Public property, park and open space and vacant land account for 80.1 acres within the Borough. Land uses within this category include the following subcategories:
 - Public Municipal Building – Located at 8 North Main Street (Block 7, Lot 39) includes the Borough administrative facilities, council room and police headquarters.
 - Municipal Annex Building – Located at 14 Church Street (Block 17, Lot 46). The municipal annex building is presently being utilized by the Department of Public Works.
 - Sewer Plant – The sewer plant is located on a 5 acre parcel in the northwest corner of the Borough (Block 17, Lot 1.01). Access is from Breza Road through the Township of Upper Freehold. II-7
 - Water Pump Station and Tower properties – A water pump station is located on Block 17, Lot 98 on Church Street along the border of Robbinsville Township and opposite Indian Run Lake (aka Patterson Pond). The Allentown Water Tower is located just south of the Allentown High School property south of High Street.”
- There are 2 public school properties located in Allentown: Allentown High School and Newell Elementary School.

Goal #6: Provide Adequate Housing at a Reasonable Cost

- Housing Plan Element and Fair Share Plan: According to Allentown’s Master Plan “The approximate number of low- and moderate-income units within the Borough can be estimated based on the 2015 American Community Survey and 2015 COAH income limits for low- and moderate-income persons.
 - The approximate number of housing units that are affordable to two-person low- and moderate-income households for rental and for sale units are as follows based on 2015 COAH income limits and 2015 Census data:
 - Low-income rental units: approximately 26 units of 138 units paying rent (18.8 percent of rental units)
 - Moderate income rental units: approximately 99 units of 138 units paying rent (72 percent of rental units)
 - Low income for-sale units: approximately 9 units out of 565 total owner-occupied housing units (1.6 percent of for-sale units) IX-16
 - Moderate income for sale units: approximately 30 units out of 565 owner occupied units (5.3 percent of for-sale units)”

Goal #7: Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value

- Open Space and Recreation Plan was adopted in 2003. The general goals of this plan include the acquisition of undeveloped land and the preservation of existing farmland in order to: protect the Allentown Historic Greenbelt, address the diverse interests for environmental protection, historic preservation and active recreational development expressed by Borough residents and officials.
- Historic Preservation Element was adopted in 1989 and 2006. The purpose of this Plan Element is to provide an understanding of the Allentown Historic District, and the importance of protecting its setting, the vistas, contributing resources and special overall character.

Goal #8: Ensure Sound and Integrated Planning and Implementation Statewide

- Keeping up to date on Master Plan, including affordable housing element. Working with Monmouth County on County Wastewater Quality Management Plan.

STAFF RECOMMENDATION:

Based on the work the Borough of Allentown has supplied, actions taken and are committed to complete, it is my recommendation that the State Planning Commission adopt the Resolution for Plan Endorsement.

PLAN IMPLEMENTATION AGREEMENT

See the attached PIA.

BOROUGH OF ALLENTOWN DRAFT PIA						
TOPIC	ITEM NO.	ACTIVITY	LOCAL EFFORT	ASSISTANCE	TIME FRAME	COMMENTS
State Plan Map		After SPC adopts resolution granting PE- OPA sends certified resolution to NJ State Register and petitioner with PIA. OPA updates GIS layer. Petitioner signs and returns PIA to OPA, OPA Executive Director signs PIA and sends fully signed documents to petitioner and posts signed and certified documents to OPA website. State and regional agencies (as applicable) and the municipality follow through on PIA including delivery of benefits to municipality.	Petitioner receives and signs documents sends back to OPA	OPA		OPA publishes in NJ Register, sends to petitioner, updates GIS and posts on OPA website.
Monitoring and Benefits		Municipality submits first one annual report to OPA then biennial reports thereafter.	Municipality submits annual report 1 year after endorsement and first biennial is due year 2 of endorsement and every 2 years after. Vulnerability Assessment: The Town needs to further identify in Redevelopment Area any vulnerable to future flooding during the planning process. Resiliency actions and restrictions should be applied to any sections in flood zones. DEP can offer Technical Assistance in clarifying development constraints for sites. Incorporate findings into master plan update and land use decisions. Assess vulnerability to current and projected future flooding events for the following assets and areas: >> Redevelopment Area. Resiliency actions and restrictions should be applied to any sections in flood zones. DEP can offer Technical Assistance in clarifying development constraints for sites. >> Roadways and intersections, with particular attention to evacuation routes or critical access areas. >> Infrastructure that serves the town. Work with the utility authority and water purveyor to perform a detailed vulnerability assessment. >> Sewer treatment plant, pump stations, or outfalls in the flood zone. Work with the sewer utility to do so. Identify any stormwater outfalls in the flood zone as well. >> Public potable water wells and pump stations located in the flood zone. Additionally, DEP recommends that Morristown perform a similar analysis for private wells and both inform the owners of their vulnerability and identify potential solutions to that vulnerability. >> Any other areas that currently flood regularly. Identify steps that the Town has already taken to increase resiliency to increased temperature, precipitation, and natural hazards. Please be direct in explaining what actions have been taken. Any component of the vulnerability assessment not addressed in the Action Plan must be addressed in the PIA. Ultimately, findings from the assessment will be incorporated into the Local Resilience Strategy.	OPA	Ongoing	Endorsement lasts 10 years.
Land Use/Climate Resilience and Social Equity	A1	Prepare and Complete Vulnerability Assessment		DEP, OPA	1-3 years after PE	1st step to be completed before Master Plan Update Vulnerability Assessment submitted and approved by DEP.
Land Use	A2	Prepare and Complete Vulnerability Assessment		DEP, OPA	1-3 years after PE	
Land Use	A3	MP Element update		Planning Board OPA, DEP, DCA, DOT Monmouth County	1 year after Vulnerability completed	
Land Use	A4	MP Element update	Update Master Plan elements to be compliant with climate resilience and social equity as necessary in accordance with EO 23, EO 89, and guidance. Update elements until all are completed. Include a Municipal Recycling Element in Master Plan - confirm compliance with County Solid Waste Management Plan. Update the Statement of Consistency with the county to comply with current PE guidelines. Continue to expand recycling efforts through education and by developing innovative ways to reduce waste and promote recycling for homeowners and businesses.	Planning Board OPA, DEP, DCA, DOT Monmouth County	Within 4 years after Vulnerability Assessment	Incorporate findings from Vulnerability Assessment A 1987 Recycling Ordinance included in the Municipal SW Mtg Plan was last updated in 2010. The Town should more clearly explain in what ways it is consistent with the County Solid Waste Management Plan in their next Master Plan update.
Land Use	A5	Update Recycling Statement of Consistency and Municipal Recycling Element		DEP	1-3 years	
Land Use	A6	Review and update Master Plan goals and objectives as directed by the MLUL.		OPA	Immediate and Ongoing	As required by the MLUL.
Land Use	A7	Revise the official zoning map and ordinances based on the Land Use Plan.		OPA	As required by the MLUL.	
Land Use	A8	Update Master Plan and zoning ordinance based on current plans for rehabilitation, development and preservation.		County, OPA and NJDEP technical assistance	Before 2028	As required by the MLUL.
Land Use	A9	Update Open Space and Recreation Plan (OSRP)	Last updated in 2018, this document should include any additional open space acquisitions, habitat corridors preserved, bike paths and public access in Allentown and shared with neighboring communities. Any update and should be consistent with the 2018 Master Plan Re-examination.	Green Acres Funding and County as applicable.	1-3 years	New open space plans should consider targeting flood prone areas of the Town for acquisition/preservation. Continue to update as needed to incorporate climate resilience and target flood prone areas for acquisition.
Land Use	A10	Update the Utilities Service Element Plan in the Master Plan	DEP will not request a comprehensive Utility Service Plan, but Allentown should: Identify and document any utility sites, facilities, equipment, conveyance piping, overhead utility lines, etc. that may be vulnerable to climate impacts or other environmental hazards. Confirm the condition and capacity of these utility sites, facilities, equipment, etc. Include any relevant findings in the Land Use Element update (climate change vulnerability assessment).	DEP	1-3 years	DEP was not able to locate a Utility Service Plan for Allentown. DEP strongly advises against new utility development in areas identified as vulnerable to natural hazards in current and projected conditions.
Land Use	A11	Update the Known Contaminated Sites Inventory	Include privately owned underground storage tanks and sanitary/industrial septic systems. Include any updates to the Contaminated Sites list/map. Identify if any of these Known Contaminated Sites (KCS) are in a flood zone and/or meet the DEP definition of a brownfield site.	DEP	1-3 years	
Land Use	A12	Update the Vacant Land Inventory	Identify if additional unoccupied buildings are available for affordable housing.	DCA, DEP	1-3 years	
Climate Resilience and Social Equity	B1	Create a Local Climate Resilience Strategy	Building on identified risks from the vulnerability assessment to mitigate risk for these assets and protect the community against future risks. Include present actions as well. Due to its large amounts of impervious cover, Allentown should also plan for significant increases in temperature and stormwater runoff from precipitation.	Work with DEP's Blue Acres program to mitigate flood-prone properties.	2-4 years	Allentown will need to evaluate and update all ordinances to consider climate change impacts accordingly. DEP can assist with this effort.
Climate Resilience and Social Equity	B2	Adopt an Environmental Justice Action Plan	In accordance with PE Part II consistency Standards pg 34-36 on comprehensively addressing Environmental Justice and Social Equity, EO-23 and related enacted legislation, State guidelines and regulation. As discussed in the OCA, Allentown should assess social vulnerabilities for residents in hazard-prone areas that may suffer economic and health impacts of climate change, including the elderly, disabled, minorities, and those without personal transportation. Allentown shall evaluate and update all ordinances to consider environmental justice and social equity accordingly. DEP can provide assistance. Empower residents including most socially vulnerable to participate in decision making that impacts the community health and environment. Fair Housing - Any redevelopment area should not include housing or mixed use in which road access and evacuation is adversely impacted by flood waters. Last updated in 2017, provide most recent update to Allentown's Fair Share Plan of Housing Element. Vacant Land Inventory - update as not enough vacant land and existing properties have been identified to meet affordable housing goals. Identify realistic existing properties that can satisfy requirements.	DEP	2-4 years	The process for developing this product is as important as the final document. The process should function to empower residents, particularly the Township's most socially vulnerable residents, to meaningfully participate in decision-making that affects their environment, communities, and health. This is explained in greater depth in the Plan Endorsement guidelines, which lays out several combinations of options under this goal. As discussed in the OCA, Allentown's redevelopment plans present the opportunity to incorporate energy efficiency, green building techniques, and green infrastructure to help reduce GHG emissions. Related GHG reduction actions include the following: >> Fleet inventory and target for green fleet conversion. >> Renewable Energy Aggregation. >> Community Energy Efficiency Outreach. >> Solar and Wind ordinances. >> Community-led Solar Initiatives. >> Public EV charging infrastructure and supporting ordinances. >> GHG and Energy Audits on municipal buildings/facilities. >> Carbon Emission Inventory.
Climate Resilience and Social Equity	B3	Create and adopt a Greenhouse Gas (GHG) Reduction Action Plan	GHG reduction actions and reduction targets should be incorporated into the land use element of MP per PG guidance Energy section (pg 36-38) >> Conduct energy audits of municipal facilities and operations, develop action plans for reducing municipal energy consumption and GHG emissions (using NJS 2020 GHG emissions reduction target goals). Funding source - NJ Board of Public Utilities (BPU) Clean Energy Program >> Utilize other data sources including NJ Transportation Planning Authority, county and municipal level GHG emissions information for major community sectors/activities.	DEP	2-4 years	The Town should notify OPA and submit the updated ordinance when it is approved.
Ordinance Review	C1	Update Stormwater Protection Plan and Control Management Ordinance	The Borough submitted an updated Stormwater Control Ordinance on 02/24/21. Confirm approval by Monmouth County.	DEP, OPA	1-3 years	Review with NJ Urban and Community Forestry program recommendations for climate resilience.
Ordinance Review	C2	Update Tree Protection Ordinance, Community Tree Save Ordinance, and Community Forestry Plan.	The tree protection ordinance and community tree protection plan of 2017 should address street trees, tree removal/replacement, and logging operations, included those conducted on farm-assessed properties. The Borough adopted a Community Forest Management Plan in 2017, but has not had the opportunity to review it. It should be updated as needed along with the Tree Protection Ordinance.	DEP	1-3 years	While a model from the state is forthcoming, Sustainable Jersey currently offers the following guidelines: https://www.sustainablejersey.com/actions/Type=133677436&w_sjcert_action%5BactionObject%5D=a4&w_sjcert_action%5Baction%5D=gePDF&w_sjcert_action%5Bcontroller%5D=Action&Hash=d64375421e0d3e8a2a0e09b930515
Ordinance Review	C3	Update Historic and Cultural Resources Inventory, Historic Preservation Plan, and Ordinance.	Historic Preservation Plan and Ordinance - 2017 update included in MP 2018; adopt historic district planning overlay in updated ordinance. Include pending amendment to add Block 17, Lot 12 to historic district Historic Structures should be protected with enhanced stormwater management plans and flood minimization plans. - several structures of historic value have been identified in flood zone. The Historic Preservation Ordinance should give the Historic Preservation Committee the ability to prevent inappropriate activity regarding historic properties as described in the Master Plan. The Historic Preservation Ordinance should include that historic structures be protected with enhanced stormwater management plans and flood minimization plans.	The DEP State Historic Preservation Office (SHPO) can support the Historic Preservation Committee and help with identification of eligible historic sites and provide guidance for plan recommendations and ordinance language.	1-3 years	NJ DEP understands that it is one of Allentown's goals to update this inventory as well as the 2017 Historic Preservation Plan and adopt an updated ordinance. Allentown can utilize SHPO's flood elevation standards and guidelines for historic properties: https://www.state.nj.us/dpa/hps/images/MULT_DG_82_v1_014076r.pdf Sustainable Jersey has a model ordinance available at: https://www.sustainablejersey.com/actions/flood
Ordinance Review	C4	Water Conservation Ordinance	NJ DEP can provide a model ordinance to assist in development.	DEP	1-4 years	
Ordinance Review	C5	Wellhead Protection Ordinance	Allentown contains multiple community and non-community wellhead protection areas in the municipality as identified in the 2013 Environmental Resource Inventory. The Department can offer a model ordinance. There are no identified TMDLs. Update as necessary and to address climate resilience and areas in flood zone. The MP 2018 only included a map of wellhead protection areas. Include in plan lots and blocks of public and private potable wells, capacity of public wells, proximity to flood zones and known contaminated sites and septic systems.	DEP	1-4 years	

Ordinance Review	C6	Stream Corridor Protection/Riparian Zone Ordinance	The Town's 2018 Master Plan update includes a plan, but not an ordinance. A Riparian Zone Ordinance should be adopted to be consistent with the most recent DEP model (https://www.data.nj.us/dep/wmp/docs/riparian_zone_model_ordnanco20100223.pdf)			All surface waters in the town require at least a 50-foot riparian zone buffer and C-1 classified streams require a 300-foot buffer, which are determined and regulated in the NJDEP Flood Hazard Area Control Act Rules.
Ordinance Review	C7	Adopt a Flood Damage Protection Ordinance	This should be current with the current NJ Riverine Model Ordinance (https://www.nj.gov/dep/floodcontrol/modelord.htm), revised in 2020, in order to stay compliant with NRP. NJ DEP encourages the Town to utilize the 500-year (0.2%) floodplain for planning purposes.	DEP	3-4 years	NJ DEP is recommending the inclusion of Critical Environmental Site Overlay on all areas of the town within the 100-year (1%) floodplain and additional 500-year (0.2%) floodplain acres and areas of environmental sensitivity larger than 25 contiguous acres (mostly along stream corridors) to be incorporated into the Designated Center mapping.
Ordinance Review	C8	Adopt a Floodplain Development Ordinance	This should be in compliance with 2021 standards of the National Flood Insurance Program (NFIP).	DEP	Jul-22	
Ordinance Review	C9	Adopt a Wildlife Protection Ordinance	Adopt and Ordinance	DEP	3-4 years	
Ordinance Review	C10	Update the Zoning Ordinances	Update zoning regulations and building codes to encourage building outside the flood zone and to minimize construction in flood prone areas to reconstruction of existing buildings. Add historic district overlay, 100 and 500 year flood zone overlays, habitat corridor overlay, environmentally sensitive area overlay	DEP, OPA	2-4 years	
Ordinance Review	C11	Adopt a Steep Slope Ordinance	NJ DEP's 2008 Steep Slope model ordinance is available for the town to use, and while the standards defined in it are minimum requirements, the Department encourages Allentown to implement higher standards as it sees fit.	DEP	3-4 years	
Ordinance Review	C12	Adopt an Impervious Surface Reduction Ordinance	Incorporate expected increases in precipitation and temperature related to adverse impacts of climate change Include measures to manage stormwater on-site rather than as runoff Future redevelopment projects shall incorporate means to minimize and/or reduce new and/or existing impervious surfaces.	DEP		
Infrastructure	D1	Update Municipal Stormwater Management Plan (MSWP)	The Town's MSWP was adopted in 1987 and updated in 2017. The document should be updated to ensure: Consistency with the Town's Stormwater Pollution Prevention Plan and the 2021 updated Municipal Stormwater Control Ordinance.	DEP	3-4 years	
Infrastructure	D2	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	Ongoing	As discussed in OCA, this is important to mitigate the effects of impervious surfaces. In relation to Allentown's updated stormwater control ordinance, future plans in this realm should incorporate green infrastructure where possible.
Conservation	E1	Update Natural Resource Inventory or Environmental Resource Inventory (NRI/ERI)	Last updated in 2011, this document should be updated to include climate change observations and concerns as they are relevant as well as any changes in conditions since the last update.	DEP	3-3 years	
Conservation	E2	Update Wastewater Management Plan	Included in the 2018 MP re-examine report. Allentown should ensure that the Wastewater Management Plan is consistent with County Plans and State Rules.	DEP	3-3 years	
Conservation	E3	Update Water Supply Plan	Update 2018 plan as necessary and confirm resiliency upgrades to WWTTP and potable water infrastructure. Included in 2018 MP report. Update as necessary and to address climate resilience and potable water infrastructure in flood zone	DEP	3-3 years	Although there are no immediate water supply concerns, the Town should analyze its water supply sources, current capacity, and projected build-out for planning purposes to identify any existing or potential issues. Any issues that may be identified through this analysis should be part of an action plan to address them and future deficiencies.
Conservation	E4	Conservation Plan	The Borough shall adopt a Comprehensive Conservation Plan and Easement Protection Plan as proposed in the 2018 MP update. The MP recommends a Community Stewardship Incentive Program, due to the existing environmentally sensitive areas and habitat corridors in the town particularly along stream corridors. These areas should be considered for conservation planning purposes, habitat and species tracking and monitoring and addressed in the Master Plan and Land Use Plan Element update.	DEP	3-4 years	
Conservation	E5	Adopt a Flood Control Plan	Due to projected increases in precipitation and flooding, as well as the Town's high levels of impervious cover, it is recommended that Allentown utilize the SFHA for the 0.2 % (500-year) storm and consider flood hazard area riparian buffers of any waterway for planning purposes. Further explanation is available in the OCA dated June 4, 2021. Build on findings of climate vulnerability assessment and incorporate into Local Resilience Strategy.	DEP	3-4 years	This should build on the required climate vulnerability assessment and can be a component of the Local Resilience Strategy. Construction of new critical infrastructure and facilities should be avoided in the floodplain as a result of this plan.
Conservation	E6	Adopt a Farmland Preservation Plan	Adopt zoning and building codes that reflect climate resiliency and avoid flood zones.	DEP	3-4 years	
Conservation	E7	Adopt Green Infrastructure Plan	While only 0.9 acres of farmland is identified, the town should consider adopting a preservation plan. Green infrastructure should be incorporated into all projects within the floodplain and elsewhere in the Borough. Municipality should seek opportunities to install green infrastructure measures to offset increased stormwater and lower impacts of the heat island effect.	DEP	3-4 years	
Conservation	E8	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 (P8) rather than an individual plan. NJDEP Connecting Habitats Across NJ (CHAN) mapping can be of assistance to identify potential corridors https://www.njfishandwildlife.com/emp/chan.htm
Transportation	F1	Adopt a Complete Streets Policy	Improve pedestrian and bicycle mobility safety.			
Transportation	F2	Continue to explore options to address circulation along specific County and local roads	The County conducted a traffic study in 2019 recommending a bypass route around the town. Incorporate early planning and environmental constraints review of any proposed bypass route to minimize adverse impact to natural resources.	DOT	2-4 years	
Transportation	F3	Revise Circulation Element of Master Plan to address parking, including opportunities for shared parking, rail and truck freight movement, transit, and improvements to bicycle and pedestrian access along with continued growth in the community.	Planning Board and Municipal Committee	DOT	Ongoing	
Transportation	F4	Develop a Complete Streets Implementation Plan	Apply for appropriate funding programs or seek NIDOT technical assistance	DOT	1 year	
Transportation	F5	Monitor Complete Streets Implementation Plan	Engineer, Municipal Committee	DOT	2 year after adoption of complete Streets Policy	
Intergovernmental Coordination	G1	Communicate with neighboring municipalities	Apply for appropriate funding programs or seek NIDOT technical assistance	DOT	Ongoing after Complete Street Implementation Plan is adopted	
Planning	H1	Update the Community Facilities Plan	Planning Board and governing body	OPA, County, NJ OCA and adjacent municipality	Ongoing	Submit any new or modified land use ordinance or other planning document that supplements previously submitted material. Explore intermunicipal agreements
Historic Preservation	I1	Review the NJ Historical Commission's (NJ Department of State) grant program at http://www.nj.gov/state/divisions/historical/grants	Planning Board	Technical assistance	3 years	
Sustainability	J1	Modify zoning code and permit forms to streamline and reduce or waive permit fees to encourage solar, wind, and geothermal.	Historic Advisory Committee and Municipal Committee	SHIPCO, County	Ongoing	
Sustainability	J2	Consider using Green Team to getting certification in the Sustainable Jersey program	Planning Board and Township Committee	DEP, BPU, SI	1-2 year	Sustainable Jersey points and support
Sustainability	J2	Consider using Green Team to getting certification in the Sustainable Jersey program			Ongoing	Implementation of PIA items could lead to Bronze Certification