



# State of New Jersey

DEPARTMENT OF STATE  
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OFFICE OF PLANNING ADVOCACY  
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DONNA A. RENDEIRO  
*Executive Director*

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

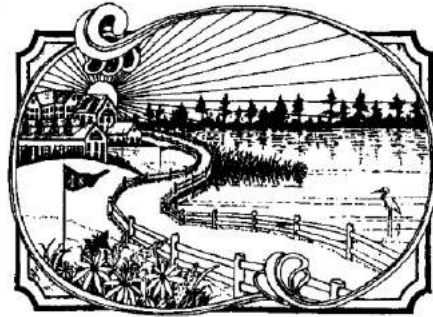
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The Township of Galloway received Centers designation in December 2001. In February 2021, the Township submitted its Municipal Self-Assessment to the Office, beginning the process to renew its endorsement and its Center boundaries. The Governing Body of Galloway places a high value on center-based planning, public information, and transparency. The details of their planning and their petition for endorsement are provided in the attached recommendation report written by Meghan Wren.

Galloway is one of New Jersey's largest municipalities with roughly a third of its land in the Pinelands; a third with neighborhoods, cores and, commercial corridors, and another third in wetlands and islands. Much of its acreage is preserved. The Governing Body is committed to maintaining the Township's rural and historic character through rehabilitation, economic viability, and discouraging sprawl while encouraging farmland preservation and natural resource conservation.

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

# ***Plan Endorsement Recommendation Report Galloway Township***



**New Jersey Department of State  
Office of Planning Advocacy  
Meghan Wren, AICP, CFM, Area Planner  
April 20, 2022**

This document is a recommendation report prepared by the Office for Planning Advocacy (OPA) as staff to the State Planning Commission (SPC or Commission), based on input of our partner agencies, Township of Galloway, Atlantic County and members of the public. OPA will post this report and other material related to the Galloway Township 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](mailto:osgmail@sos.state.nj.us).

Documents submitted by the Township of Galloway for Plan Endorsement can be found here: <https://nj.gov/state/planning/plan-endorsement.shtml> and include the Township's Master Plan, Amendments, Individual Development Ordinance updates, Areas in Need of Rehabilitation, Hazard Mitigation Plan, Affordable Housing Plan, etc.

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## INTRODUCTION

The Township of Galloway (hereafter Galloway or Township) first had its centers designated in December of 2001 and received extensions for its re-endorsement that are coinciding with the current COVID state of emergency. The Township's interest in Plan Endorsement was discussed on December 13, 2019 at a prepetition meeting involving representatives from the Township and State agencies.

Galloway Township is seeking Municipal Plan Endorsement in order to maintain most of their existing center designations as cores and build support for their efforts to direct anticipated growth and economic development in the community into appropriate locations. The Township envisions enhancing several existing centers and cores, including the historic village of Smithville, the village of Oceanville, and the Galloway Town Center as walkable, livable communities with many services and varied commercial opportunities.

Galloway has plans for redevelopment of a town center in the Downtown Galloway area, along Jimmie Leeds Road and South Pitney Road. This includes the parcels that the Township currently developed with the municipal building and a County branch library. They also plan to continue on the path of preservation of their many natural and historic assets and rural character.

The Township would like to see the partial interchange at Exit 40 of the Garden State Parkway upgraded to a full interchange on to Route 30 for both economic growth and traffic/circulation improvements. Galloway is also interested in being considered for a 'sector permit' in the future.

## BACKGROUND/ CHRONOLOGY

The township of Galloway was established in 1774, incorporated in 1798 and included an area much larger than what exists today, though it is still considered to be the largest municipality in New Jersey. From 1838 through 1924 areas of the original township were lost through secessions to surrounding municipalities. The township of Galloway contains a total of 71,447 acres of land (111.64 sq. mi. - 39,008 acres after coastal waterways are removed). The township is split between the Pinelands jurisdiction (26,807 acres) and CAFRA jurisdiction (44,670 acres).

Galloway Township submitted a petition for renewal of its Plan Endorsement in September 2019; attended a Prepetition meeting on December 13, 2019; submitted a Municipal Self-Assessment Report on February 23, 2021; received their Opportunities and Constraints Report on February 17, 2022; and conducted a visioning session on March 28, 2022.

Galloway Township has been steadily building on its planning foundation, with planning efforts toward sustainability and smart growth as follows:

Event(s)	Date	Notes
Flood Damage Control Ordinance	1999	Working on update
Centers Designated	December 2001	
Master Plan	2001	With Circulation Element
Tree Protection Ordinance	2006	
Master Plan Reexam & update	2007	
Municipal Stormwater Management Plan (MSMP)	2007	

Recreation and Open Space Inventory (ROSI)	2008	Update currently underway
Stormwater Pollution Prevention Plan (SPPS)	2009, 2021	Recently updated
Natural Resource Inventory	2012	Update currently underway
Bicycle Plan	2012	
Master Plan Reexam	2012	Pineland Clustering
Atlantic County approved Wastewater Management Plan	2013	With Build out
Comprehensive Recycling ordinance	2015	
Municipal-wide Redevelopment Designation	2016	(50%+ housing stock 50yrs & high vacancy/underutilize) And 10 other specific sites
County Hazard Mitigation Plan with Galloway Annex	2016	
Farmland Preservation Plan	2018	By Atlantic County
County Open Space & Recreation Plan	2018	
Community Forestry Plan	2018	And NJUCF Accreditation
Fair Share Plan & Housing Element & Spending Plan	2018	
Atlantic County Master Plan	2018	
Sustainable Jersey Silver Certification	2013, 2016, 2019	
Submitted PE Petition	September 27, 2019	
Prepetition Meeting	December 13, 2019	
Master Plan Reexamination	2020	Eliminate quarries, allow sign illumination & clarify zoning
Atlantic Co Hazard Mitigation Plan	2021	
Redevelopment Plans		
Submitted MSA	February 2021	
Electric Vehicle Service Equipment & Parking Spaces Ordinance	2022	
County Hazard Mitigation Plan with Galloway Annex	2022	
Visioning Session Held	March 2022	With OPA support
PIC APPROVAL (scheduled)	April 20, 2022	
SPC ADOPTION (scheduled)	May 4, 2022	

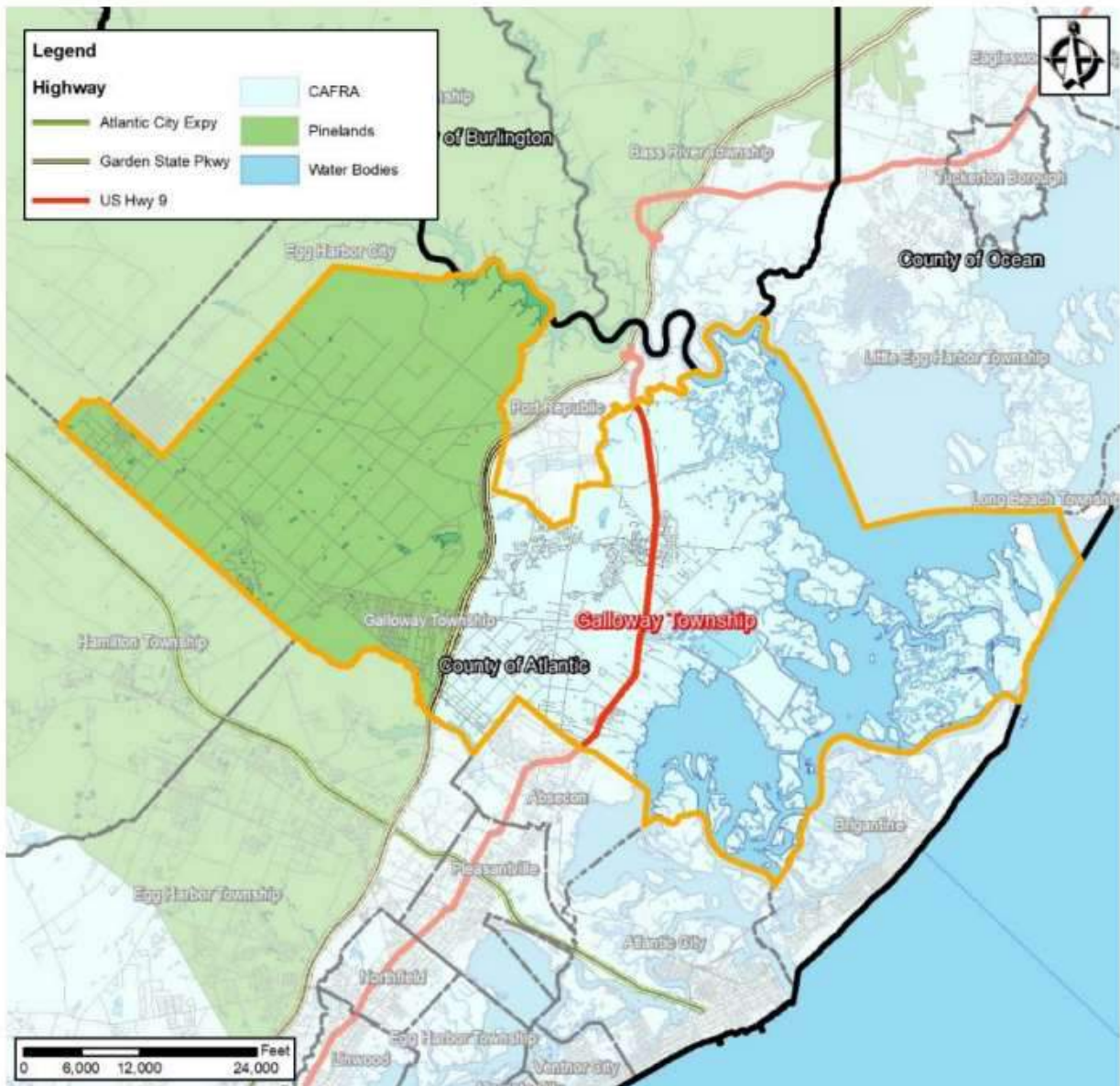
## **PUBLIC PARTICIPATION**

As part of the Plan Endorsement process the Township appointed a PE Advisory Committee in January 2022 and hosted a visioning session in March of 2022. The draft vision statement resulting from the public visioning session is being considered for adoption by the Township Committee at their April 2022 meeting.



## LOCATION & REGIONAL CONTEXT

Galloway Township is in the eastern part of Atlantic County along the mainland coastline. It extends almost 10 miles inland from Leeds Point to the Pinelands town center of Egg Harbor City. The designated urban center of Atlantic City is only a few miles to the east across the bay. The PA-1 community of Absecon City, from which much of the suburban development of the Township stems, is to the south. The Garden State Parkway (GSP) and the White Horse Pike (US 30) connect the Township to the state highway network. The Township is also part of the NJ Transit rail system, which stops in nearby Absecon and Egg Harbor City. The Township proposes a new rail stop and transit village in its Pinelands' Pomona neighborhood, connecting it to the adjacent Atlantic City International Airport, part of which is in the Township.



**DEMOGRAPHICS AND TOWNSHIP OF GALLOWAY'S FUTURE**

# Galloway Township Fast Facts

Galloway's population has grown, sometimes exponentially, since the 1940s. In fact the 2020 population of 37,813 is more than 10X the 1940 population – 3,457. Density 419.3/sq mi



Housing Units approx. 14,769

Largest Municipality in NJ – over 112 square miles

1/3 islands & wetlands \* 1/3 Pinelands \* 1/3 developed land between GSP/ RT 9 + RT 30

70.6% White, 11.7% Black, 9.8% Asian, .2% American Indian and Alaska Native  
11.6% Hispanic

Median Age ( 41) Atlantic County (41.5) New Jersey (39.8)

Median Income \$68,638 (Higher than Atlantic County at \$59,989)

6.4% residents living below poverty line

12.8% Housing vacancy in 2018

	<b>2010 Census</b>	<b>2020 Census</b>	<b>Change</b>
<b>Population</b>	<b>37,349</b>	<b>37,813</b>	<b>+464</b>
<b>Households</b>	<b>13,067</b>	<b>12,713</b>	<b>-354</b>
<b>Household Size</b>	<b>2.64</b>	<b>2.58</b>	<b>-0.06</b>
<b>Residential Units</b>	<b>14,132</b>	<b>14,584</b>	<b>+452</b>
<b>Vacancy Rates</b>	<b>7.5%</b>	<b>10.9%</b>	<b>+3.4%</b>



# Housing

Over half of the housing stock was built between 1980 and 2009 when there was a major population boom.

66% of housing units are detached single family homes. 9.3% are 5 to 9-unit structures.

Housing Units			Housing Occupancy and Tenure				
Units in Structure	Number	Percent of Total	2010		2018		
			Number	Percent	Number	Percent	
1-Unit Detached	9,789	66.3%	Number of Housing Units	14,132	100%	14,769	100%
1-Unit Attached	1,143	7.7%		13,067	92.40%	12,877	87.20%
2 Units	207	1.4%	Owner-Occupied	9,987	70.60%	9,846	66.60%
3 or 4 Units	747	5.1%	Renter-Occupied	3,053	21.60%	3,031	20.50%
5 to 9 Units	1,376	9.3%	Vacant Units	1,065	7.50%	1,892	12.80%
10 to 19 Units	651	4.4%	<b>Average Household Size</b>		<b>Number</b>		
20 Units or more	761	5.2%	Owner	2.71		2.66	
Mobile Home	95	0.6%	Renter	2.43		2.45	
Other	0	0.0%					
<b>Total</b>	<b>14,769</b>	<b>100%</b>					

Source: 2018 American Community Survey 5-Year Housing Estimates

Galloway Township has consistently worked to meet its affordable housing goals through plans approved by COAH substantive certifications for its round 1 and 2 plans and most recently with a settlement agreement approved by the court at a Fairness Hearing January 3, 2018. On May 8, 2018, Galloway adopted a Master Plan Housing Element, Fair Share Housing Plan and Spending Plan.

Third Round Fair Share Housing Obligations (with infrastructure capacity to accommodate:

Rehabilitation Share (per Kinsey Report <sup>1</sup> )	180
Prior Round Obligation (pursuant to N.J.A.C. 5:93)	328
Third Round (1999-2025) Prospective Need (per Kinsey Report, as adjusted through the settlement agreement)	884

*From Settlement Agreement*

The Township participates in an Atlantic County Utilities Authority's rehabilitation program which has and will rehabilitate some of the obligation while the remainder will be addressed through a municipal development fee fund ordinance and Affordable Housing Trust Fund. Galloway has a

working relationship with Habitat for Humanity, several developers and supportive living agencies to work on providing credits for portions of their obligations.

## **INFRASTRUCTURE**

**Water** The Township is served by New Jersey American Water Company for those that have 'city water' and a limited number of properties still have private wells.

Summary of Noncommunity Water Systems' Sources within Galloway Twp Galloway Twp consists of 52 noncommunity water systems, consisting of 55 wells, and 0 surface water intake(s).

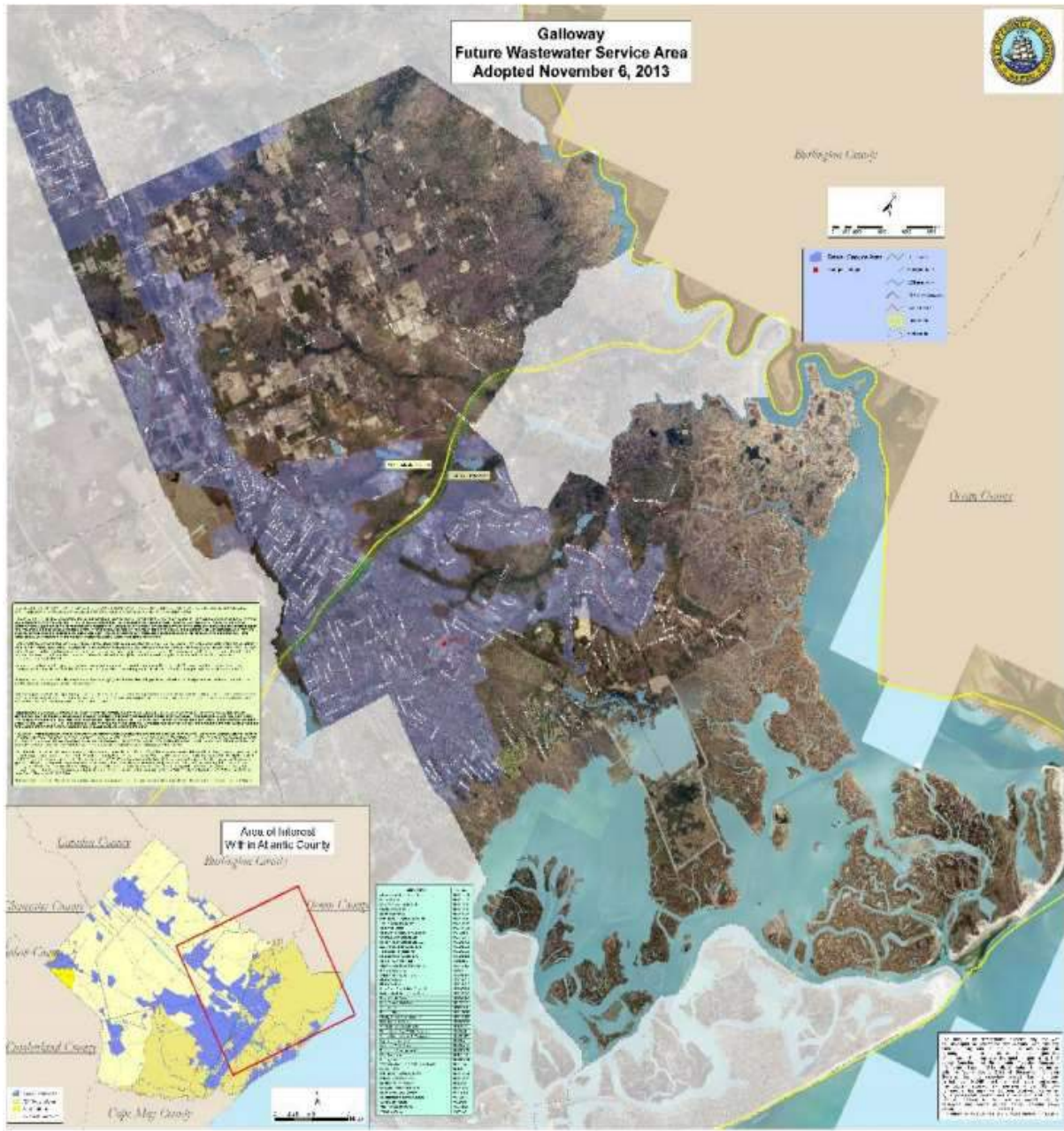
**Sewer Service Area** Galloway Township's MUD, or Municipal Utilities Division, is responsible for collecting wastewater and delivering to the Atlantic County Utilities Authority (ACUA). The wastewater plant is in Atlantic City and has a 40 million gallon per day capacity. It is currently functioning at approximately  $\frac{1}{4}$  capacity.

There are a limited number of residents that live outside of the sewer service area and have private septic systems.

The build -out analysis prepared by Atlantic County as part of their Wastewater Management Plan suggests that as of 2003, there could be a range of 8,327 – 14,343 new dwelling units built in Galloway based on their current zoning. The range represents the variance allowed by using the minimum vs the maximum buffer as well as the minimum vs the maximum dwelling units allowed in each zone. Since the report was generated, approximately 2,000 new dwelling units were added in Galloway in the last 20 years.

The map on the following page shows SSA and FWSA:

**Sewer Service Areas:**



**Water Quality Management Plan Amendments**

Atlantic County Planning Board’s countywide Wastewater Management Plan (WMP) was approved in 2013. It contains the results of the Wastewater Treatment Facility (WWTF) and Nitrate Dilution-based Septic Capacity Analyses prepared by Maser Consulting for the County.

Center based development with higher densities in the Smithville and Pomona (Galloway Town Center) is dependent on this plan as well.

## TRANSPORTATION/CIRCULATION

The Circulation Element in the 2001 Mater Plan (below) has timeless goals that remain relevant today. Specifics including action plans for each stated goal could help in their achievement. Emerging issues could be addressed with future planning initiatives and the Township could use partnerships with NJTA, NJDOT, SJTPO and Atlantic County to achieve key objectives. (See PIA.)

### 4. Circulation

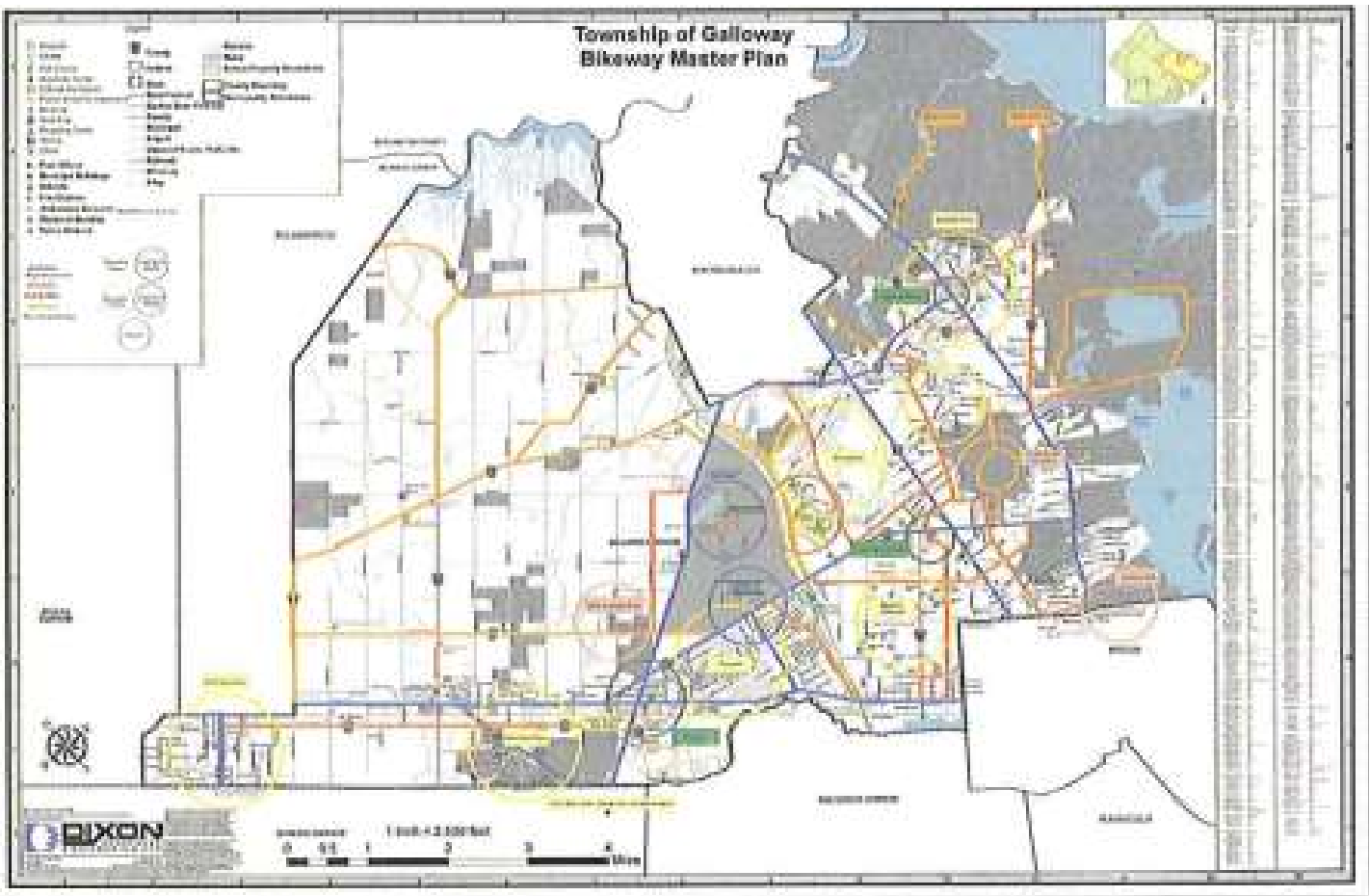
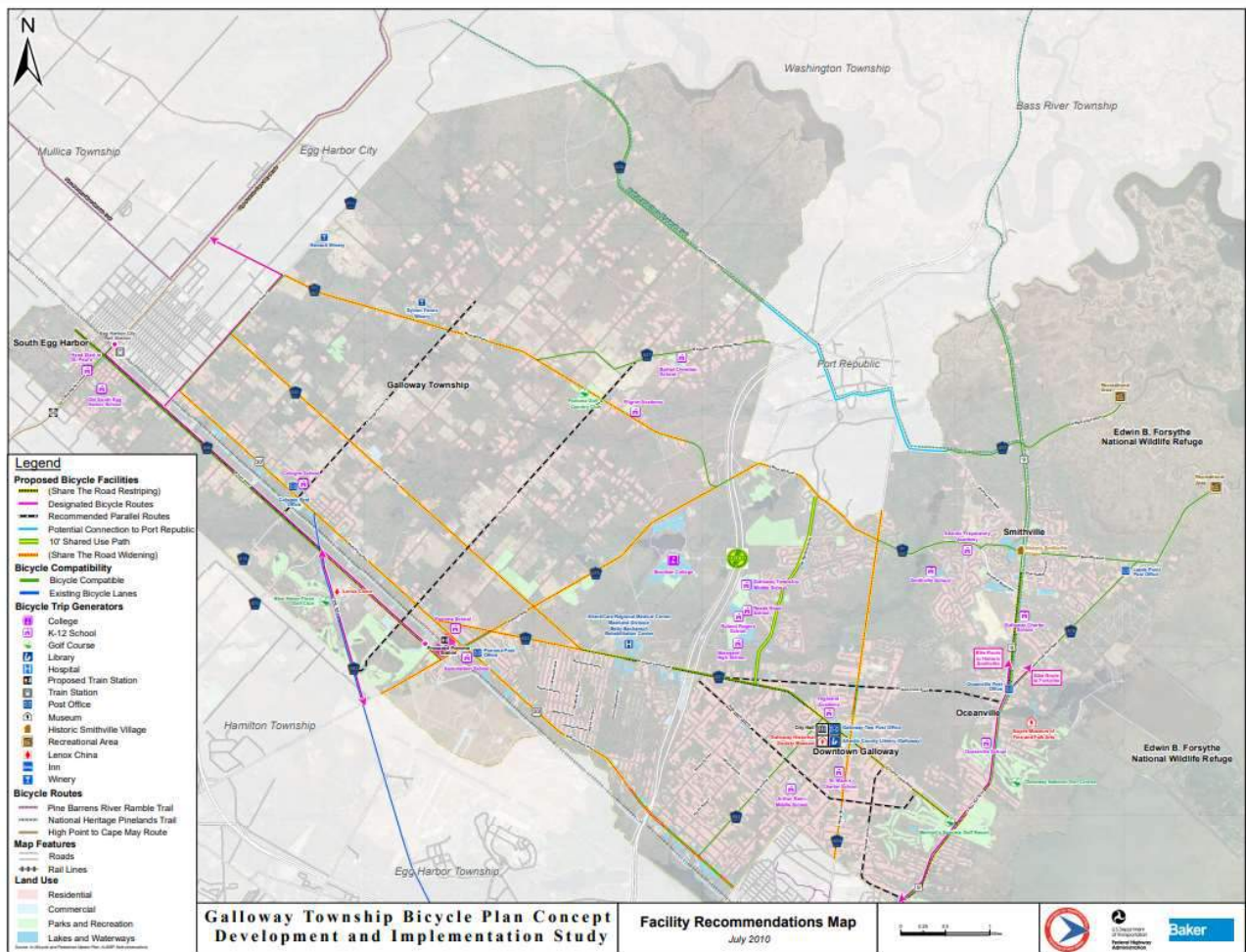
- A. Promote the safe and efficient movement of goods and vehicles along Township roads.
- B. Improve traffic safety along the White Horse Pike (U.S. Route 30), Jimmie Leeds Road, and Route 9 by encouraging improvements to remedy deficient intersections, separating pedestrian/bicycle access and increasing pedestrian opportunities.
- C. Continue coordination with Atlantic County and New Jersey Department of Transportation regarding proposed improvements to the major transportation corridors within the Township.
- D. Provide a network of pedestrian paths which link residential neighborhoods with community facilities and commercial areas.
- E. Ensure adequate parking facilities for both residential and non-residential uses throughout the Township, especially in the Town Center.
- F. Encourage ridership of mass transit and construction of a train stop for the New Jersey Transit commuter rail line within the Township.
- G. Encourage the expansion of neighborhood commercial services in appropriate areas in the Township to reduce the number of vehicle trips.
- H. Explore all options with the FAATC and the Atlantic City International Airport for increasing opportunities for transportation of people and goods throughout the region and eastern seaboard.

*Circulation element from 2001 Master Plan*

In the recent visioning session, walkways/bikeways and bicycle and pedestrian safety arose as priorities for residents. NJDOT has provided technical assistance in the past and additional assistance could be sought for improving bike/ped circulation throughout the township. This is already an important stated goal in the township's Master Plan and key to walkable/livable centers.

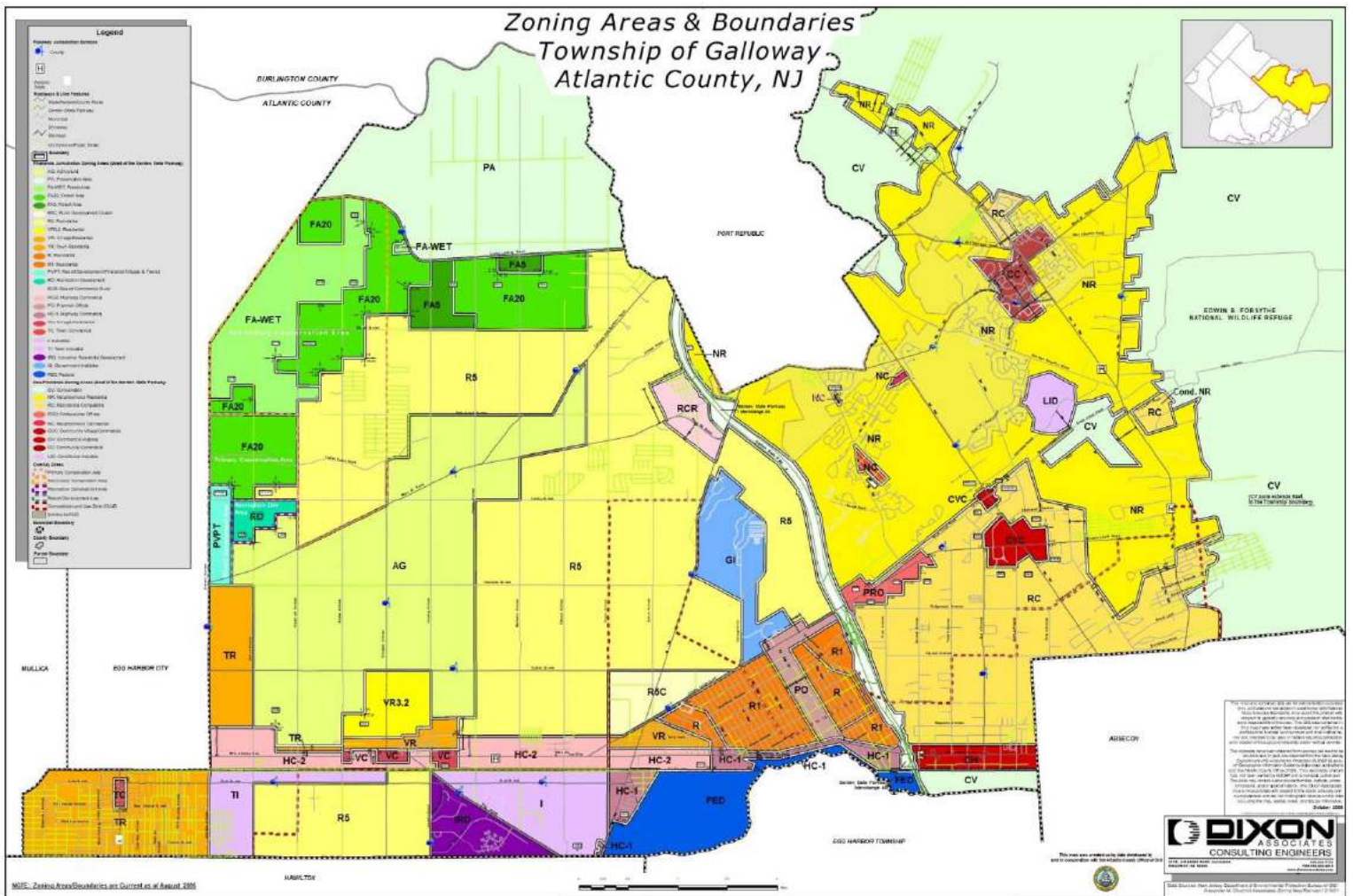
There are two versions of a Bikeway Master Plan/Bicycle Concept Plan that could inform the next step toward implementing these goals:





Galloway's Bikeway Master Plan Map, 2008





**FUTURE LAND USE /ZONING MAP (Above)  
Redevelopment & Rehabilitation**

Galloway has identified the entire township as an area in need of rehabilitation due to more than 50% of its housing stock being at least 50 years old and there is a pattern of vacancy, abandonment, or underutilization of properties throughout. Additionally, Galloway has identified 9 specific areas for which it has redevelopment plans after determining them to be areas in need – these are primarily along the state highway corridors as shown in the map below:

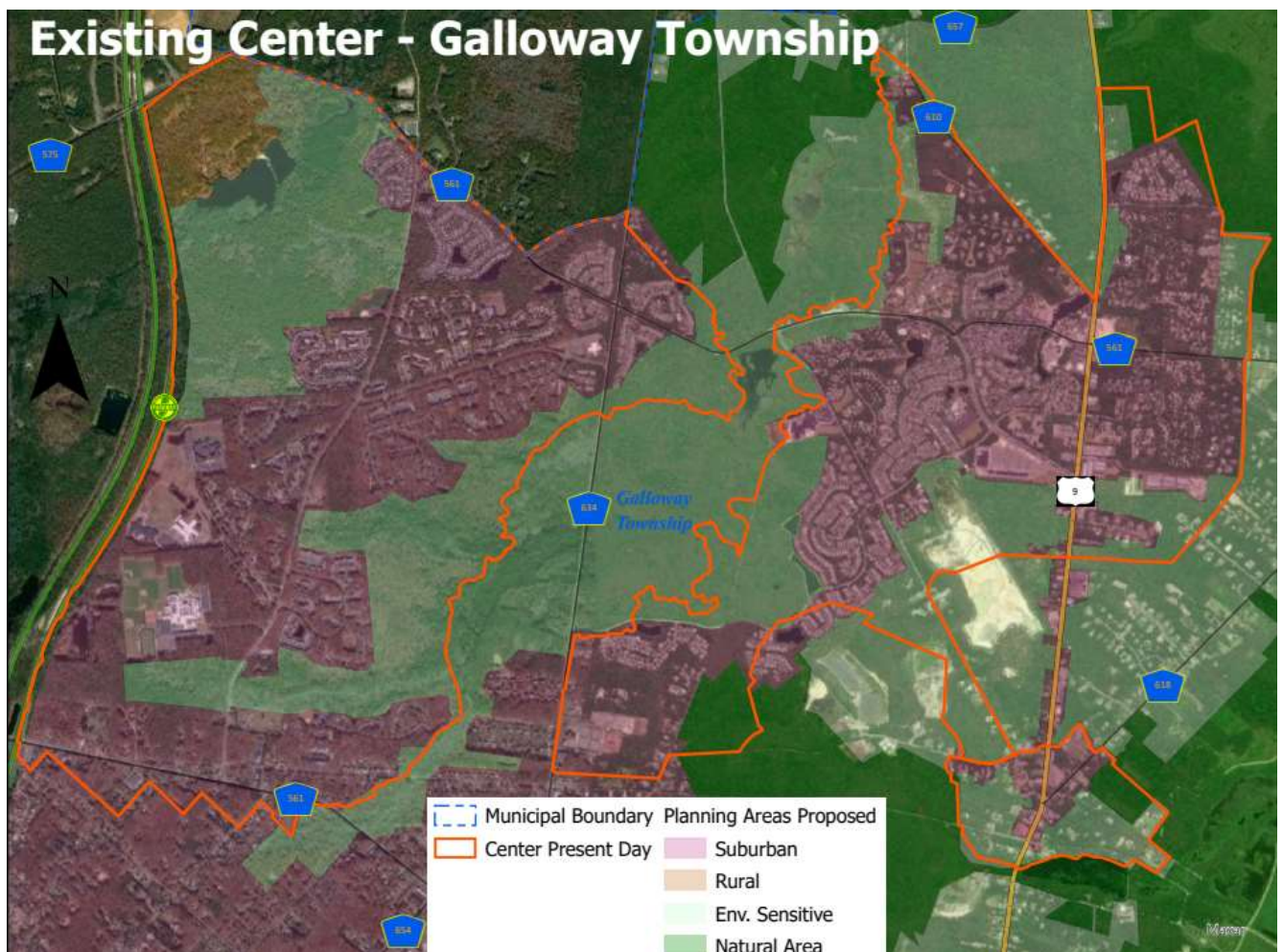




## PROPOSED MAP AMENDMENTS

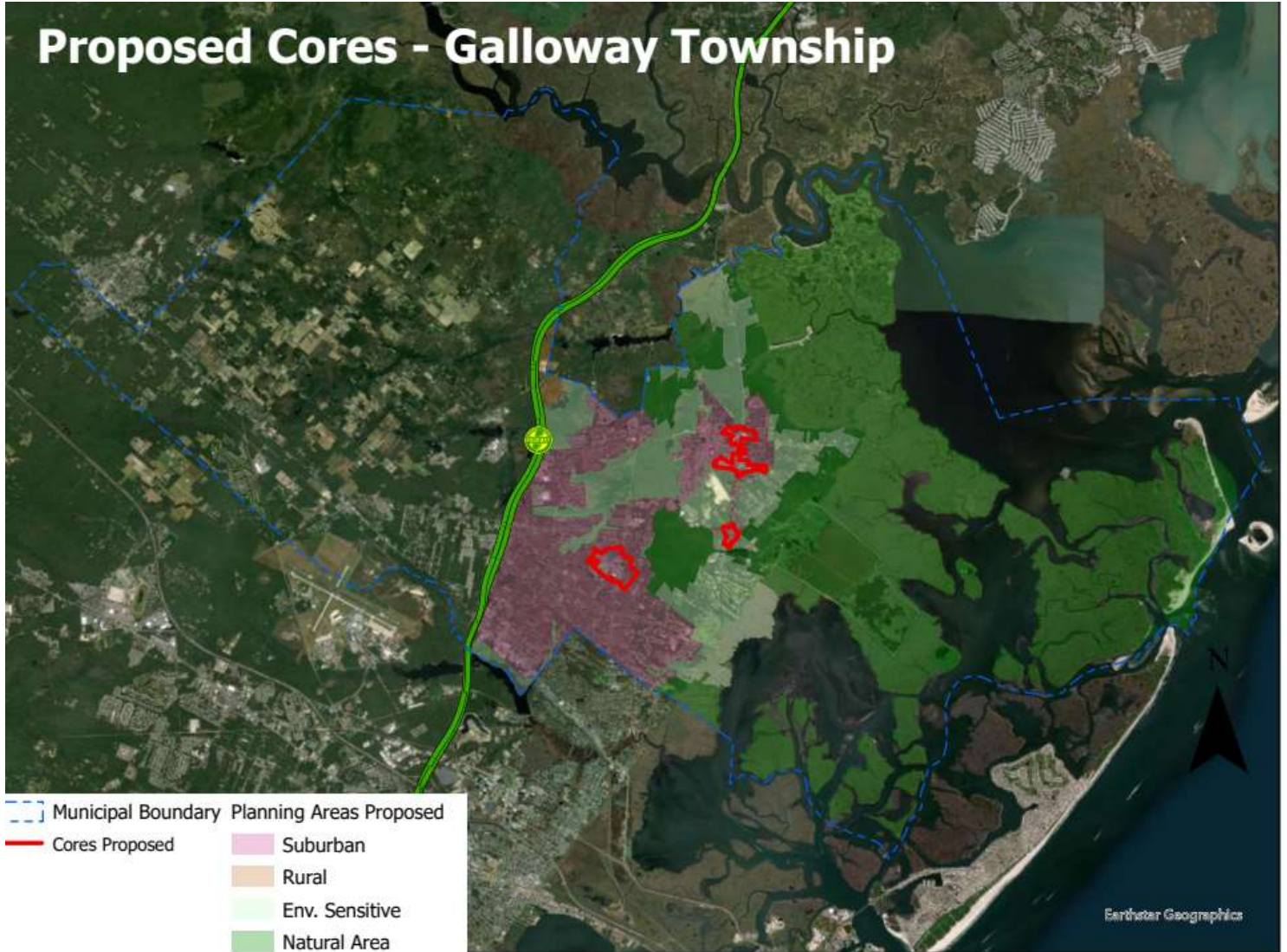
Galloway's previous expansive Centers contained many single use residential neighborhoods that are mostly built-out and, as such, no longer need a designation of Center, which implies growth. The reduced Cores of the amended map reflect the Township's intent to focus development on these areas and its transportation corridors where additional commercial variety is desired and where they intend to enhance walkability and center-based design.

The Township requested additional Planning Area changes from PA5 (environmentally sensitive) to PA2 (Suburban) along Route 9 below Oceanville, in particular in the Chanese Lane development. NJDEP was concerned about the high habitat value in the vicinity and suggested that a Wastewater Management Plan (WMP) amendment would be a more appropriate mechanism to achieve the same outcome – sewer service for potentially failing septic systems - should there be data documenting health and safety risks. NJOPA would like to see this critical environmental area protected from leaking septic fields and would advocate for a timely amendment should the data support it.

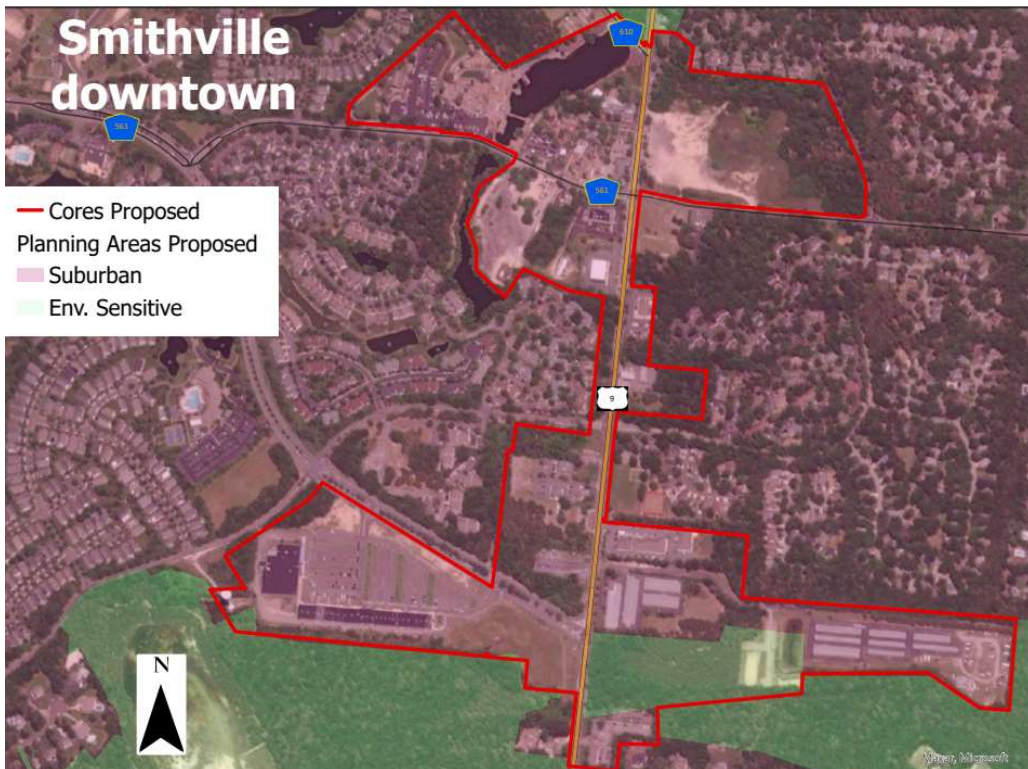




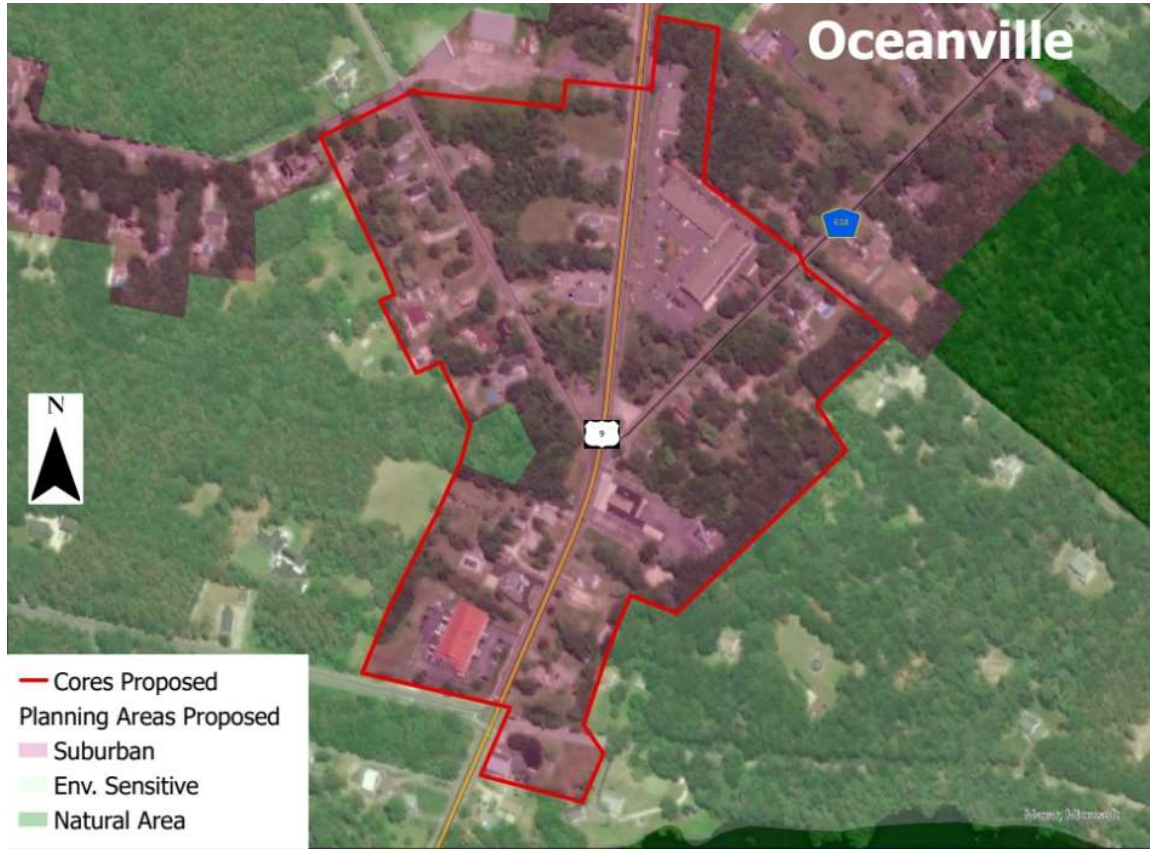
# Proposed Cores - Galloway Township



# Smithville downtown







## **STATE PLAN GOALS REVIEW**

### ***GOAL 1: Revitalize the State's Cities and Towns***

Although not a dense city, Galloway is a developed community in its villages of Pomona, Smithville, and Oceanville, and along its highway corridors – primarily Jimmie Leeds Road, the White Horse Pike, and portions of Route 9. Under its current zoning, and consistent with regional plans, the potential for new development outside of its existing developed areas is limited by the vast but environmentally sensitive lands of the Pinelands and CAFRA. To revitalize its existing developed communities, the Township has sought redevelopment and infill development in many of its aging commercial areas. Through these redevelopment areas, and the proposed cores and metropolitan and suburban planning areas, the Township will advance these strategies from the state plan:

- Link the resources and opportunities of cities and towns to their larger regions – The proposed cores and development areas (PA-1, PA-2) will be located along the major highway corridors of the Township, giving them the greatest connectivity to the rest of the southern Jersey Shore region, and the greater South Jersey region.
- Find ways to deliver public services and facilities at lower cost and higher quality – Additional development, in particular commercial development, along existing developed corridors, will help to spread the cost of public services among more users, without requiring a significant expansion of those services. Except for extension of sewer service along Route 9 where it does not currently exist, Galloway is not proposing expansion of development into undeveloped areas, only redevelopment of existing developed areas with more potentially more intensive infill development.
- Change the way that land is developed and redeveloped in our cities and towns – As Galloway Township has 10 areas designated as “areas in need of redevelopment”, the Township is focused on reusing existing facilities, vacant sites, and brownfields rather than on seeking out green fields to expand development opportunities.

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

Galloway's plans, and its proposed cores and development areas are designed to avoid additional disturbance to the ecosystems of the shore and the Pinelands. In this regard the Township has followed a principled approach to conservation, in terms of actual conservation of lands as there are thousands of acres of preserved open space lands, and in terms of directing development to areas of existing infrastructure. The Township's zoning ordinances are very restrictive towards new development in the wetland areas around the Mullica River, in the prime agricultural soils of the Pinelands, and the marshes of the barrier islands. The result of this is a preservation of natural ecosystems and habitat for many native plant and animal species. The Township has prepared a Natural Resource Inventory that indicates that the majority of the environmentally sensitive areas are located outside of the proposed growth areas.

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

One of the primary goals of the Township's planning efforts has been to promote economic growth and revitalization along its aging commercial corridors. This is evident in the designation of the White Horse Pike corridor, Galloway Town Center, and the majority of areas along Route 9 being designated



in need of redevelopment. These designated areas in need of redevelopment generally correspond to the commercial and industrial zoning districts on the Township's zoning map and form the periphery of the developed portions of the community. Almost all the Township's future economic growth is anticipated to be channeled into these redevelopment areas.

Galloway's economy is a mixture of shore tourism support related industries, aviation, education, and healthcare primarily. Through the redevelopment process, the Township can expand and diversify their economic base in sustainable ways. As redevelopment areas are principally those areas which have previously been developed, this will minimize the amount of vacant or forested lands that would be needed to be cleared or prepared to attract new industries to Galloway. This also reduces the impacts on regional infrastructure by utilizing existing roadways, water, and wastewater systems, while promoting rehabilitation of those systems rather than expansion of utilities to inappropriate locations. These areas, along the White Horse Pike, have also been targeted by the Township's Housing Plan to accommodate much of the Township's affordable housing. The coordination of economic development with affordable housing in existing centers and corridors brings with it potentially more employment opportunities for lower income households in closer proximity to where they might potentially live.

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

Galloway Township's existing and proposed land uses, growth areas, and cores are all prepared with the intent of protecting the environmentally sensitive regions of the bay to the east, and the Pinelands to the west. All development within the Township is already subject to the jurisdiction Plan Endorsement – Galloway Township Municipal Self-Assessment Report January - 2021 Page | 48 of either the Pinelands Commission or the Coastal Area Facilities Review Act (CAFRA), both of which are agencies that have a mission of protecting the environment. All existing and proposed growth areas within Galloway Township are consistent with the Pinelands Comprehensive Management Plan, and with all applicable CAFRA regulations. With much of the proposed growth in the Township anticipated to occur in the redevelopment areas, the Township can be proactive in forming public private partnerships with redevelopers and gives the Township more leverage to require new buildings and developments to be more environmentally sustainable, as well as the opportunity to assist in any environmental clean-up if any of the former commercial properties are found to have any contamination.

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

In limiting public services and utilities generally to the growth areas in the center of the Township reduces the per capita expenditures on any utility improvements. With Galloway anticipated to grow by approximately 7,000 people by 2045, by providing for growth areas in and around the lands in the Township that already have aging infrastructure, this would allow for a more compact form of infill development and redevelopment than would otherwise take place if development is potentially pushed further from these central areas due to a lack of available land or infrastructure to support development in appropriate locations. New infill development and redevelopment along the Township's highway corridors will provide the opportunity for developers to construct infrastructure improvements that will serve not only their specific developments but would benefit larger areas that are also in need of infrastructure upgrades. In encouraging infill and redevelopment, the Township is hoping to invest in improvements to existing infrastructure and discourage any investment into development in areas that are not appropriate for new construction, including those in the

environmentally sensitive areas. Concentrating development and infrastructure improvements leads to a more efficient use of public funds. The areas proposed for potential sewer extensions along Route 9, are also existing developed areas that are located in between existing centers and proposed cores, and a connection of these areas is a logical expansion of infrastructure capability to support new infill development. With the Town Center redevelopment area, Galloway is seeking to potentially redevelop their municipal complex, and develop a mixed-use center on the site which would include new municipal facilities in addition to a commercial, and potentially a residential component as well. This would provide new public facilities at a minimal cost to the Township. This will coordinate development and infrastructure improvements in a planned way and maximize the utility of any investment into the area.

### ***GOAL 6: Provide Adequate Housing at a Reasonable Cost***

The Township's affordable housing plan proposes hundreds of new affordable housing units primarily through inclusionary development. The majority of the areas proposed to receive this inclusionary development are already designated as areas in need of redevelopment and located within Pinelands Growth Areas. The Township already provides a range of housing options, and the proposed inclusionary developments in these areas will only add to the stock of housing options, potentially bringing more rental units in these growth areas. Some of this proposed redevelopment will occur around the potential new commuter train station on the Atlantic City NJ Transit line that connects Atlantic City to Philadelphia. This potential connection, along with what could become a mixed use, transit-oriented development near a new station, would place needed affordable housing in a location with great accessibility to the broader economic region, while reducing transportation costs and commuting times for families. The Township is committed to satisfying its affordable housing obligations, and as has removed regulatory barriers to the construction of inclusionary developments in proposed growth areas. This will provide options for new residents to live in the community, while helping to address the needs of existing or future residents who may be cost burdened, to find suitable housing in Galloway.

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

Current regulations, as well as those proposed, will preserve most of the lands within Galloway. The eastern third of the Township is preserved lands as a Wildlife Management Area, and the western half of the Township is regulated and generally preserved by the Pinelands, permitting growth only in those limited areas targeted for growth along existing highway corridors and in existing developed communities. This preserves the open spaces in the Township that have the greatest ecological value, as well as recreational value. These areas will remain available only for development of passive recreation activities such as scenic nature trails or greenways. The historic village of Smithville has been preserved, and a previously constructed planned unit development provided new housing and commercial properties around the historic village to support it. The Renault winery site, which has been listed on the State Register of Historic Places since 1973, is in a designated redevelopment area. Redevelopment plans for the site will require any new development to protect and enhance the character of the historic winery facility which dates to the 1860's. The Township does not propose

any new growth, or redevelopment within these ecologically important areas, or within any designated historic locations.

**GOAL 8: ENSURE SOUND, INTEGRATED PLANNING AND IMPLEMENTATION OF STATEWIDE GOALS:**

Through this Plan Endorsement process, the Township is seeking integrated planning with state agencies. The proposed cores and the proposed PA-1 and PA-2 areas are consistent with the goals of the State Development and Redevelopment Plan. The proposed lands to be preserved are also consistent with the SDRP. Proposed development growth areas within Galloway are centrally located, and should have minimal impacts on surrounding communities, reducing regional conflicts, and increasing development capacity in appropriate areas of existing infrastructure. With the Township's anticipated growth in population, there will need to be a coordinated effort to meet the demand for new housing and jobs in the region. The Township's master plan, housing plan, and related documents are built around meeting this demand while preserving sensitive areas and directing growth to highway corridors and village centers

**RESILIENCY**

The Township has undertaken several efforts to support a more sustainable and resilient municipality:

- The Township is working to update and amend its Flood Hazard Ordinance.
- Galloway has an Office of Sustainability, a vibrant and engaged Environmental Commission a Go Green Galloway (SJ Green Team) and several additional advisory boards working on sustainability and resiliency issues.
- Galloway has earned its Silver Certification from Sustainable Jersey three times for three three year cycles beginning in 2013.
- Though it does not yet participate in the CRS program, Galloway did recently (2021) join the NJ Coastal Coalition and is reviewing its potential for resiliency activities.
- The 2022 Atlantic County All Hazard Mitigation Plan, including the Galloway Annex, takes the first step in identifying vulnerable assets and actions to mitigate defined vulnerabilities.
- Galloway is aware of the Climate Change Related Vulnerability Assessment requirement of the Plan Endorsement process.

**STAFF RECOMMENDATION:**

The Township of Galloway has diligently and regularly planned and implemented measures to ensure that their centers, villages and environs remain sustainable and grow using smart-growth principles. Based on this work, they have demonstrated that their actions and plans, including with the items identified in the Plan Implementation Agreement, are aligned with the State Plan. It is staff's recommendation that the Commission adopt the Resolution for Plan Endorsement. Please see the attached PIA for details of their implementation agenda.

Galloway Township Final PIA 4-26-22							
#	Topic	Req (*)	Activity	Local Effort	Assistance	Time Frame	Comments
A1	Administrative	*	After SPC adopts resolution granting PE:	Petitioner receives and signs documents sends back to OPA	OPA	ASAP Upon completion of all resolutions	
			<ul style="list-style-type: none"> <li>• OPA sends certified resolution to NJ State Register and petitioner with</li> </ul>				
			<ul style="list-style-type: none"> <li>• OPA updates GIS layer</li> </ul>				
			<ul style="list-style-type: none"> <li>• OPA Executive Director signs PIA and sends fully signed documents to petitioner and posts signed and certified documents on OPA website.</li> </ul>				
A2	Administrative	*	One year from endorsement and biennially thereafter, report to the SPC about the status of your planning efforts, ordinance adoption and other accomplishments from the PIA.	Planning Board and Township Committee	OPA	1st Due May 4, 2023; then May 4th, 2024, 2026, 2028, 2030, 2032	
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 actions 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.

#	Topic	Req (*)	Activity	Local Effort	Assistance	Time Frame	Comments
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/SJ	1-3 years	Galloway Township should review its existing data, maps, and assessments and evaluate whether or not they satisfy the requirements for the CCRHVA in the MLUL per NJDEP. 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. <ul style="list-style-type: none"> <li>o 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.</li> <li>o Confirm the condition and capacity of these utility sites, facilities, equipment, etc.</li> <li>o DEP strongly advises against new utility development in areas identified as vulnerable to natural hazards in current and projected condition. Findings from the CCRHVA should guide strategies and actions to increase resilience and reduce risk moving forward.</li> </ul>
C2	Climate Resilience Planning	*	Review and update the Flood Damage Protection Ordinance with the current NJ Coastal Model Ordinance (revised 2020) at <a href="https://www.nj.gov/dep/floodcontrol/modelord.htm">https://www.nj.gov/dep/floodcontrol/modelord.htm</a> in order to stay compliant with NFIP.	Planning Board and Township Committee	DEP	10/30/22	Galloway's Flood Loss ordinance is from 1999 (Chapter 203 Ecode360) and needs revision. NJDEP updated the model ordinance in December 2020 to be compliant with NFIP. The model coastal ordinance provided by NJDEP can be found at <a href="https://www.nj.gov/dep/floodcontrol/modelord.htm">https://www.nj.gov/dep/floodcontrol/modelord.htm</a>
C3	Climate Resilience Planning		Review the Blue Acres Program and see if it might be an option for the Non-mitigated repetitive loss properties in the community.	Township Committee	DEP, OEM, FEMA		Galloway has 8 Non-mitigated Repetitive loss properties and 1 Non-mitigated Severe Repetitive Loss property. (132 NFIP policies with 101 losses during participation).



#	Topic	Req (* )	Activity	Local Effort	Assistance	Time Frame	Comments
D1	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 (Galloway is currently Silver Certified with Sustainable Jersey).
D2	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.
D3	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	Flood damage prevention ordinance is currently awaiting adoption by the Township Council. The Township follows all regulations set forth by the NJDEP with regards to flood hazard area regulation, CAFRA, wetlands, etc. The Township does not site or recommend siting any affordable housing projects within a flood zone or a hazardous area.
D4	Land Use		Consider adopting an Accessory Dwelling Unit (ADU) Ordinance in residential zones	Planning Board			
D5	Land Use		Update the pre-2000 Open Space & Recreation Plan (OSRP). Explore open space and recreation opportunities 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) The Township is currently in the process of submitting an updated ROSI to Green Acres.

#	Topic	Req (*)	Activity	Local Effort	Assistance	Time Frame	Comments
D6	Land Use		CAFRA Consistency				In order for the NJDEP to accept a center endorsed by the State Planning Commission as a CAFRA Center under the Coastal Zone Management Rules, the center must consistent with the Coastal Area Facilities Review (CAFRA) Act (NJS 13:19-1 et seq.) and the NJ Coastal Zone Management Rules (NJAC 7:7). <a href="https://nj.gov/state/planning/assets/docs/pe-docs/pe-doc-cafra-consistency-bar.pdf">https://nj.gov/state/planning/assets/docs/pe-docs/pe-doc-cafra-consistency-bar.pdf</a>
D7	Land Use		Add appropriate Overlay Zones to Zoning Ordinance/Map.			After CCRHVA	The Township's zoning ordinance should be updated to include overlays that address stormwater management, aquifer recharge, steep slopes, 100 year and 500 year flood zones and critical habitat and habitat corridors. This includes a CES overlay for structures in the 100 year and 500 year flood zone and environmentally sensitive areas (ESA).
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, Township Committee & Green Team	SJ		Sustainable Jersey points and support
E2	Sustainability	*	Modify zoning code and permit forms to streamline to encourage solar and geothermal.	Planning Board and Township Committee	DEP, BPU, SJ	1-2 year	Sustainable Jersey points and support (Galloway has a wind enabling ordinance already)

#	Topic	Req (*)	Activity	Local Effort	Assistance	Time Frame	Comments
E3	Sustainability		MLUL encourages municipalities to include a Green Building & Sustainability Element in their master plan to help establish policies and initiatives for achieving 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	This could be a relatively easy lift for the Environmental Commission to address during its ongoing update of the ERI and then incorporated in the new Master Plan being scheduled for (2022/2023). The Township's ERI is currently being updated and will be incorporated into the Master Plan.
E4	Sustainability		Continue participating in the Sustainable Jersey program			ongoing	PE actions should add significant points for recertification and maybe even a Gold Star.
F1	Conservation	*	Maintain NJUCG accreditation and revise the 2006 Tree Protection Ordinance and 2019 Tree Risk Assessment Plan as needed.	Township Committee and Planning Board	DEP - Bureau of Sustainability; NJDEP Parks and Forestry; NJ Forest Fire Service; Sustainable Jersey	2-3 years	Galloway has a 2006 Tree Protection Ordinance, a 2018 Community Forestry plan, and a 2019 Tree Risk Assessment Plan and has been NJUCF accredited since 2018. Compare to Woolwich ( <a href="https://ecode360.com/14140851">https://ecode360.com/14140851</a> ) or Haddonfield ( <a href="https://ecode360.com/10200060">https://ecode360.com/10200060</a> ). Also, NJDEP Urban and Community Forestry guidelines are here: <a href="https://www.state.nj.us/dep/parksandforests/forest/community/Information_for_Municipalities.html">https://www.state.nj.us/dep/parksandforests/forest/community/Information_for_Municipalities.html</a>
F2	Conservation	*	Adopt a wellhead protection ordinance in addition to the Environmentally Critical Area protection with specifics to protect water quality and public health.	Township Committee	DEP	2-3 years	sample provided
F3	Conservation	*	Develop and adopt a Water Conservation Ordinance that is mutually agreeable to the Township and DEP	Township Committee	DEP	2-3 years	Galloway has earned points in past years for its Water Conservation Education Program. Potentially use a tweaked Sustainable Jersey model ordinance. (additional points for SJ certification).

#	Topic	Req (*)	Activity	Local Effort	Assistance	Time Frame	Comments
F4	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 (F7) rather than an individual plan. NJDEP Connecting Habitats Across NJ (CHANJ) mapping can be of assistance to identify potential corridors <a href="https://www.njfishandwildlife.com/ensp/chanj.htm">https://www.njfishandwildlife.com/ensp/chanj.htm</a>
F5	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 and	DEP	1-3 years After CCRHVA	The 2012 inventory is currently undergoing a rewrite and, should be updated with climate impact considerations, findings from the CCRHVA, and CES overlays as appropriate.
F6	Conservation	*	Review and update as necessary the inventory of contaminated sites in Galloway 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	Review and update with climate impact considerations, findings from the CCRHVA, and CES overlays as appropriate. The Township follows the mapping and inventory provided by the NJDEP.
F7	Conservation	*	Review and update as necessary the Conservation Plan element for Township, including climate change observations and concerns as they are relevant.	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 Circulation Element of the Master Plan as consistent with Pinelands Management Plan and aligned with the Township's Bikeway/walkway Plan (also to be updated) . All new transportation projects that impact any Right-of-Way made within Township of Galloway will be consistent with this plan and the adopted Complete Streets Policy.	Township Committee & Planning Board	NJDOT, Pinelands Commission, SJ	2-3 years	The Township currently encourages and requires sidewalks in any area where there is existing sidewalk and requires it for any new development.
G2	Transportation & Circulation	*	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	The Township agrees to work on the Circulation Element and to update the bikeway master plan.

#	Topic	Req (*)	Activity	Local Effort	Assistance	Time Frame	Comments
G3	Transportation & Circulation		Review the 2008 Bicycle Master Plan and update as needed giving emphasis to pedestrian/bike routes plan for Smithville, Oceanville and Galloway Town Center in support of evolving them to walkable/livable centers.		NJDOT	3 years to develop; 1 year to adopt ordinances , secure funding for 1st project 6 yrs.	Township agrees to update the Bike Plan - and has been seeking funding through the NJDOT Bikeway grant for year and would appreciate any assistance available.
G4	Transportation & Circulation		Seek installation by the NJ Turnpike Authority of a full interchange at Exit 40 of the Garden State Parkway. This is the highest priority Township transportation improvement project to spur economic growth and reduce congestion.		NJ Turnpike Authority funding /DOT*/SJTPO TIP	11/1/2026	This project is listed in the NJTA 20 year Capital Plan but not in the 5 year programmed projects. Galloway would like to see it added to the 5 yr. plan at its next update.
H1	Transit		Pursue improved bus transit facilities including covered bus stops.		Coordinate between Twp, County, NJ Transit and DOT*	11/1/2026	NJ Transit and DOT* Coordinate between Twp, County, NJ. Requested during visioning session.
H2	Transit		Explore possibilities for potential NJ Transit/PATCO rail stop in Galloway.		Municipalities, County, SJTA, SJTPO and NJ Transit		
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: ( <a href="http://www.njcleanenergy.com/commercial-industrial/programs/local-government-energy-audit/local-government-energy-audit">http://www.njcleanenergy.com/commercial-industrial/programs/local-government-energy-audit/local-government-energy-audit</a> )	Timeline as provided PE guidelines (2 years with phasing)	The South Jersey Transportation Planning Authority prepared a greenhouse gas (GHG) inventory. <a href="https://www.sjtpo.org/Documents/AirQuality/GreenhouseGasInventoryReport.pdf">https://www.sjtpo.org/Documents/AirQuality/GreenhouseGasInventoryReport.pdf</a> 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). Galloway can acquire its local inventory data and use it as a baseline Sustainable Jersey points and support



#	Topic	Req (*)	Activity	Local Effort	Assistance	Time Frame	Comments
12	Energy	*	Energy Tracking & Management - establish energy use baselines, tracking, mgt & reporting systems	Township Committee		Year 1	<a href="https://www.sustainablejersey.com/actions/#open/action/482">https://www.sustainablejersey.com/actions/#open/action/482</a>
13	Energy	*	Implement energy efficiency Measure for facilities	Township Committee		2 years and phased	Sustainable Jersey points and support
14	Energy		Greening the municipal fleet: • Fleet Inventory and target for green fleet conversion.	Township Committee	Sustainable Jersey points and support	must do year 1	Galloway has a Fleet Inventory per 2019 SJ Silver certification.
15	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)	Galloway has purchased 2 hybrid SUVs .Sustainable Jersey points and support
16	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
17	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 3 within 4 years	Sustainable Jersey points and support
18	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 The Township adopted the EV ordinance.
19	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.); *Incentivize 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 \$\$	(Endorsed communities must do at least 3, which Galloway already has done.)	Sustainable Jersey points and support The Township has adopted the state's model ordinance for Electric Vehicles. The Township has been progressive in adopting the EV ordinances and is interested in continuing to provide infrastructure for charging stations. Funding assistance is being sought. Galloway has met the PE required 3 items in this action but it's recommended that they make additional progress in encouraging EVs in their community including at municipal buildings. Please report any strides in the biennial report.

#	Topic	Req (*)	Activity	Local Effort	Assistance	Time Frame	Comments
J1	Infrastructure	*	Review and update as necessary Utilities Element of the Master Plan. Confirm the condition and capacity of the stormwater drainage system and water supply. Incorporate climate change implications.	Planning Board, NJ American Water Atlantic County System, Egg Harbor Township Water Department, Galloway MUD	DEP	1-3 years after CCRHVA	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	*	Confirm that Atlantic County has submitted a WMP with a Galloway Chapter and a new FWSA map pursuant to 7:15-4.2 (c) as it will be ten years since adopted on November 6, 2013 (submitted 7/24/2012)	Atlantic County	NJDEP		
J3	Infrastructure		prepare block and lot analysis of Chanese Lane properties to document need for SSA amendment and extension based on public health.		NJDEP		
J4	Infrastructure		Adopt an Impervious Surface Reduction Ordinance. It is strongly recommended that Galloway Incorporate expected increases in precipitation and temperature related to adverse impacts of climate change into an impervious surface reduction ordinance o Include measures to manage stormwater on-site rather than as runoff o Future redevelopment projects shall incorporate means to minimize and/or reduce new and/or existing impervious surfaces.	Township Committee	NJDEP		The Township ordinances are consistent with the regulations of CAFRA and the Pinelands Commission in regards to the impervious coverage.
J5	Infrastructure/ Utilities	*	Evaluate and update regularly the Stormwater Management Plan and Ordinance for consistency with the current Stormwater Management Rules. Be sure to submit MS-4 Permit reports each May.	Engineer, Township Committee and Planning Board	DEP and Cape May County technical assistance	1-2 years	Galloway's Stormwater Ordinance was updated 4/13/2021

#	Topic	Req (*)	Activity	Local Effort	Assistance	Time Frame	Comments
K1	Economic Development		Promote Galloway Town Center through coordinated planning efforts with business and property owners. Develop plans for center-based /walkability improvements in Galloway Town Center, Smithville Core and Oceanville Core and support economic development initiatives including façade and rehabilitation grant program, wayfinding signs, coordinated marketing efforts, etc.			5/2/2024	
K2	Economic Development		Prepare and adopt a Farmland Preservation Plan. Coordinate efforts with 2018 County Farmland Preservation plan.		NJDA	11/1/2023	The Township utilizes the County's Farmland Preservation Plan as a guide and can adopt a resolution accepting the current county plan as the plan for the Township.
L1	Historic Resources		Review and update Historic Preservation Ordinance, Inventory and Plan. Historic structures should be protected with enhanced stormwater management plans and flood minimization plans.	Historic Preservation Commission and Township Committee	SHPO, Atlantic 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 <a href="http://www.nj.gov/state/divisions/historical/grants">http://www.nj.gov/state/divisions/historical/grants</a> . Work with SHPO to develop planning documents some guidance is provided at : <a href="https://www.nj.gov/dep/hpo/images/_MULT_DG_32_v2_ID14078r.pdf">https://www.nj.gov/dep/hpo/images/_MULT_DG_32_v2_ID14078r.pdf</a>
M1	Planning	*	Update the Community Facilities Plan	Planning Board	Technical assistance	3 years	
N1	Intergovernmental Coordination		Develop rules to amend NJAC 7:7 to adopt Zone Permit for Galloway Township similar to Long Branch (NJAC 7:7-7).	Planning Board and Township Committee	NJDEP	After PACT is in place, additional rule change	
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.