



State of New Jersey
DEPARTMENT OF STATE
NEW JERSEY STATE PLANNING COMMISSION
P.O. BOX 820
TRENTON, NEW JERSEY 08625-0820

PHILIP D. MURPHY
Governor

THOMAS K. WRIGHT
Chairman

SHEILA Y. OLIVER
LT. GOVERNOR

DONNA A. RENDEIRO
Executive Director/Secretary

Resolution No. 2022-08
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Date: August 3, 2022
Patron: Thomas Wright

RESOLUTION
ADOPTING THE PLAN ENDORSEMENT PETITION FOR
THE BOROUGH OF PALMYRA, BURLINGTON COUNTY
AND DESIGNATING A CENTER AND A NODE

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

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

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

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

WHEREAS pursuant to its authority under N.J.S.A. 52:18A-203, the Commission has adopted regulations, set forth in N.J.A.C. 5:85, that establish procedures for the filing of petitions with the Commission for the purpose of, *inter alia*, seeking Plan Endorsement, N.J.A.C. 5:85-7.1 et seq., and amendments to the State Plan Policy Map, N.J.A.C. 5:85-8.1 et seq., as a means to implement the State Plan and to foster cooperation and coordination of planning activities between relevant State agencies and county and local governments; and,

WHEREAS, in September 2019 the Borough of Palmyra (Borough), in Burlington County through the Burlington County Bridge Commission contacted the Office of Planning Advocacy (OPA), to seek Plan Endorsement; and,

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

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

WHEREAS, the Borough and the Staff and Executive Director of the Office of Planning Advocacy (OPA), in consultation with relevant State agencies, have collaborated and refined the Center and Node boundaries and Planning Areas, as shown in the Maps, EXHIBITS A, B, C, and D attached hereto; and,

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

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

WHEREAS, on June 15, 2022, the Office presented the Recommendation Report and draft PIA to the Plan Implementation Committee (PIC), which reviewed and considered the Petition, concurred with the recommendation, to move the Petition for consideration by the full Commission upon reaching consensus on the changes to the State Plan Policy Map; and,

WHEREAS, on August 15, 2022, the Borough anticipates formally adopting the attached Plan Implementation Agreement, EXHIBIT E; and,

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

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

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby affirms the Executive Director's determination that the Petition for Plan Endorsement is consistent with the State Plan and approves the Petition for Plan Endorsement submitted by the Borough conditioned upon the Borough's adoption of the Plan Implementation Agreement within 60 days; and

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

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

BE IT FURTHER RESOLVED, that in approving the Petition and granting Plan Endorsement, it is understood that the Commission's endorsement may be revoked if the Commission determines that the Borough has made substantial changes to its endorsed plan without adhering to the rules governing Plan Endorsement, N.J.A.C. 5:85-7.1 et seq., and amending the State Plan Policy Map, N.J.A.C. 5:85-8.1 et seq., or substantially violated the terms of the PIA, EXHIBIT E, so that the plan of the Borough is no longer consistent with the State Plan.

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

I hereby certify that this resolution was
duly adopted by the State Planning Commission
at its meeting on August 3, 2022



Donna A Rendeiro, Secretary
State Planning Commission
Dated: August 3, 2022

Present-Day Nodes, Planning Areas and CES

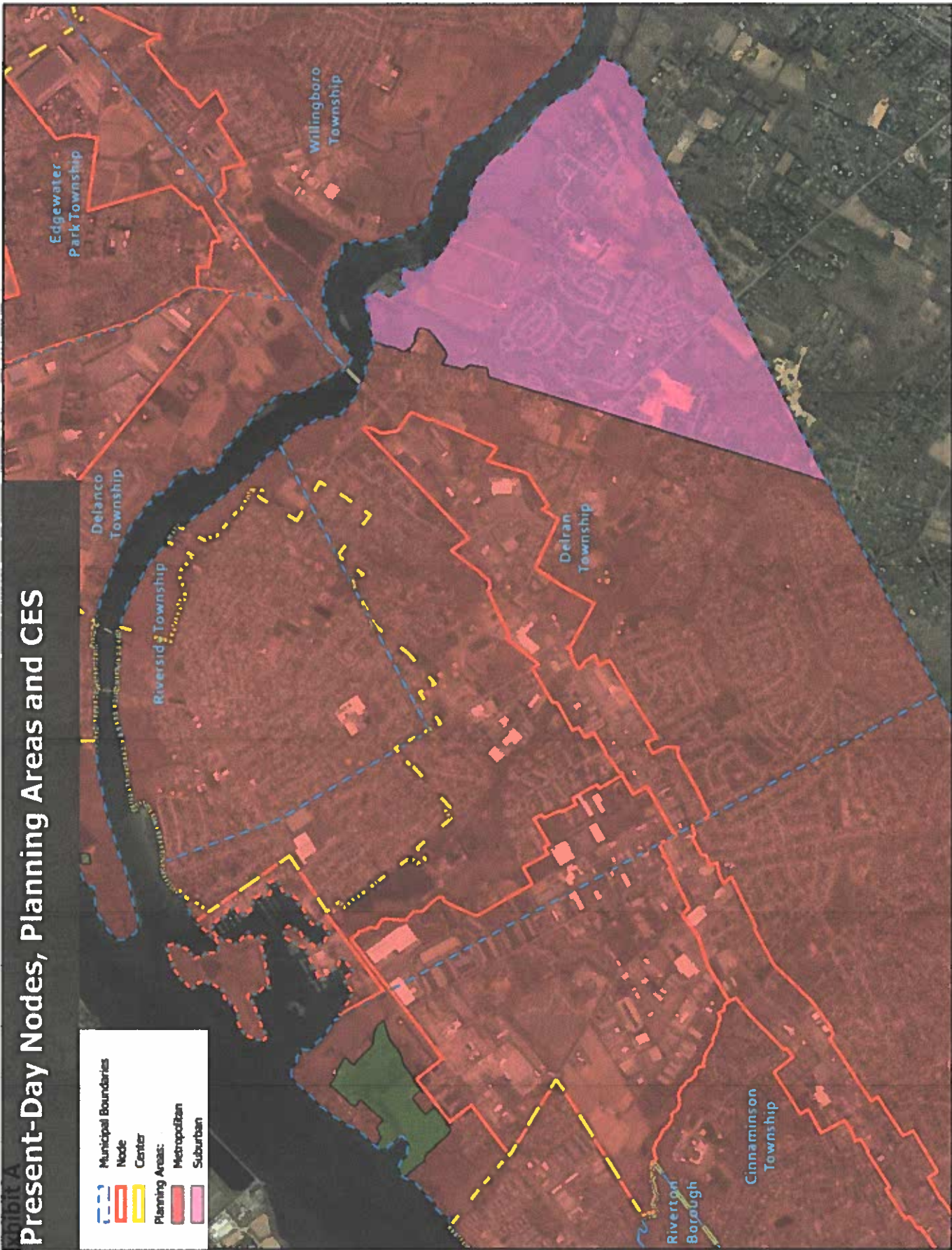


Exhibit B

Proposed Nodes, Centers, Planning Areas and CES

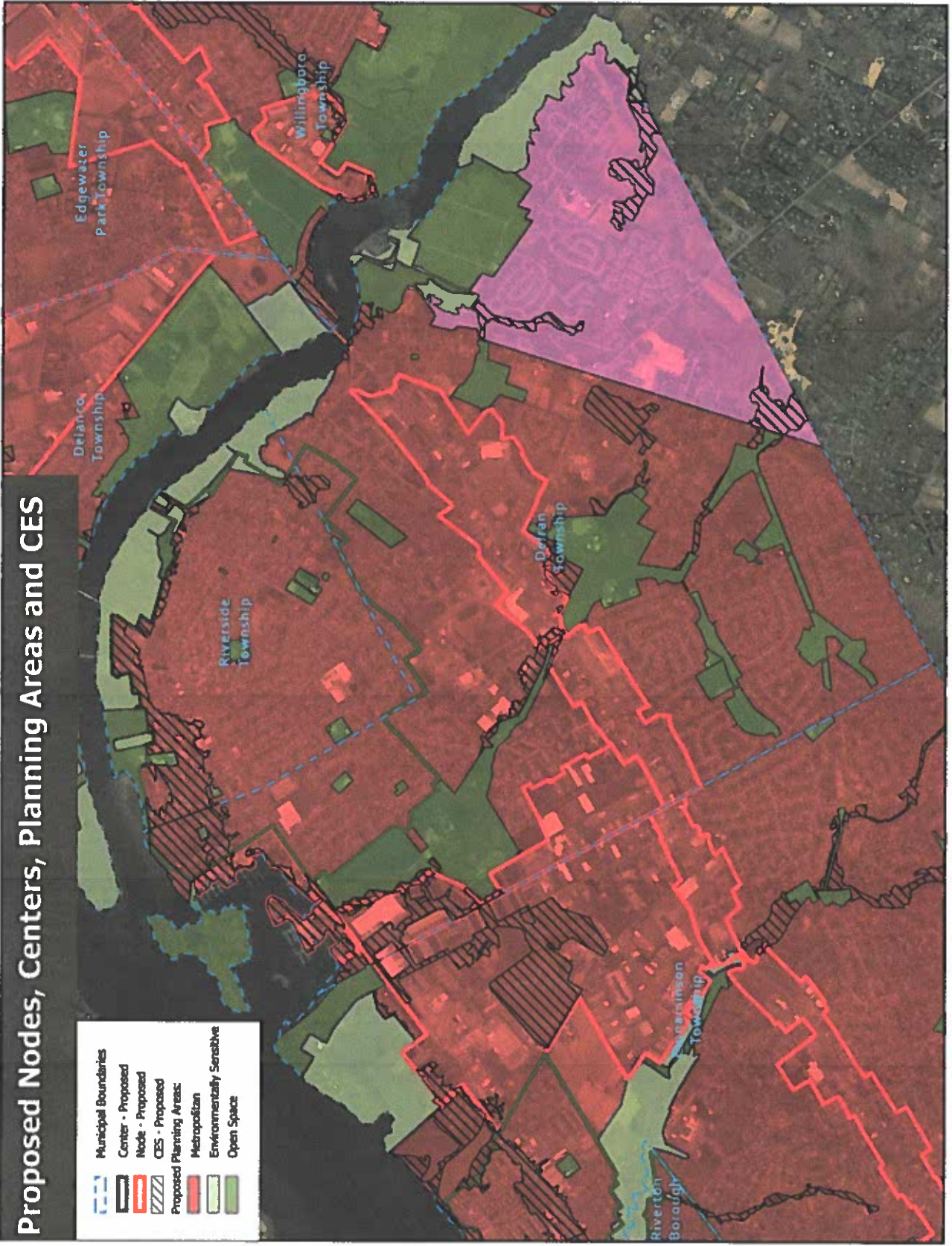


Exhibit C

Proposed Nodes, Planning Areas and CES

	Municipal Boundaries
	Node - Proposed
	CES - Proposed
	Proposed Planning Areas
	Metropolitan
	Environmentally Sensitive
	Open Space

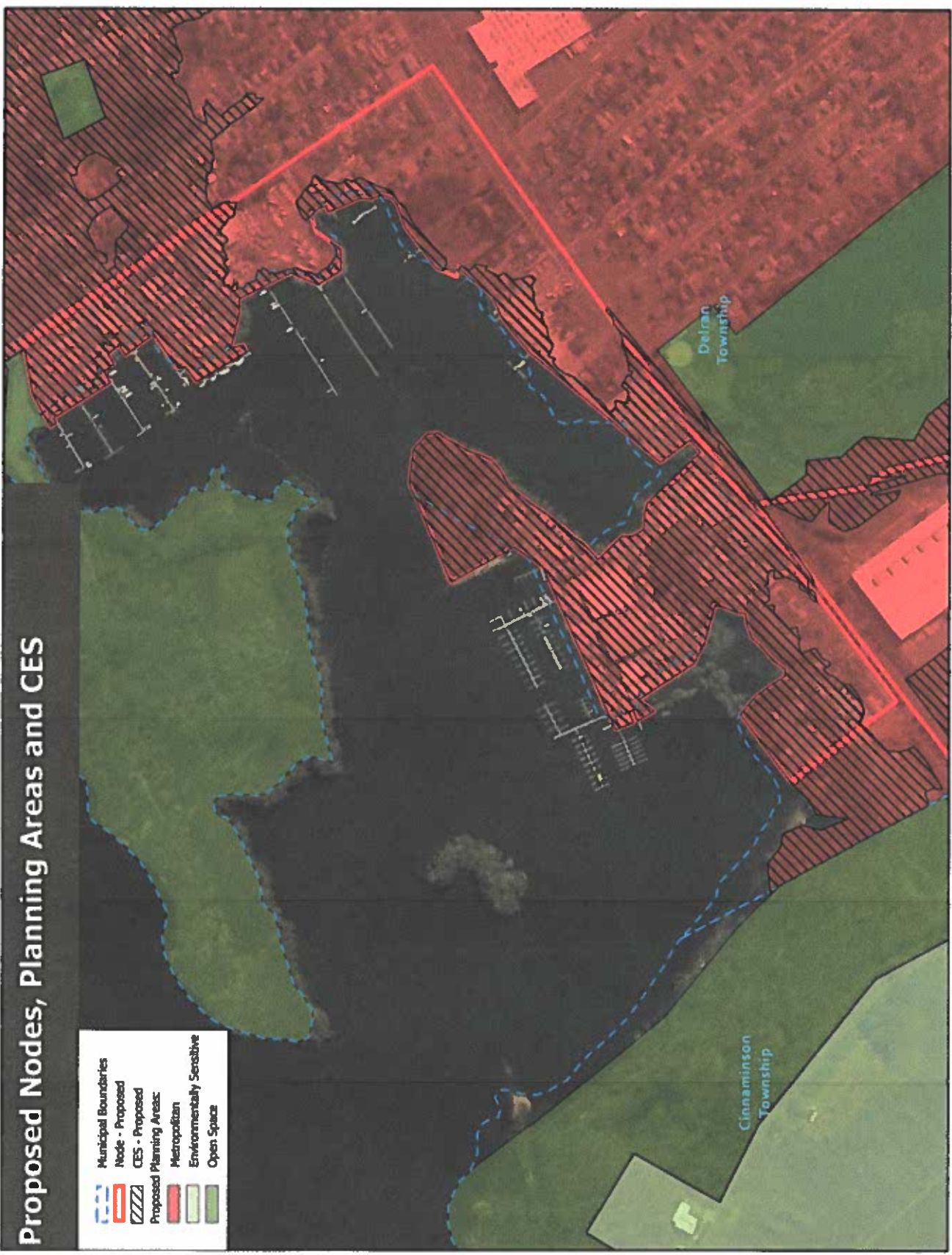
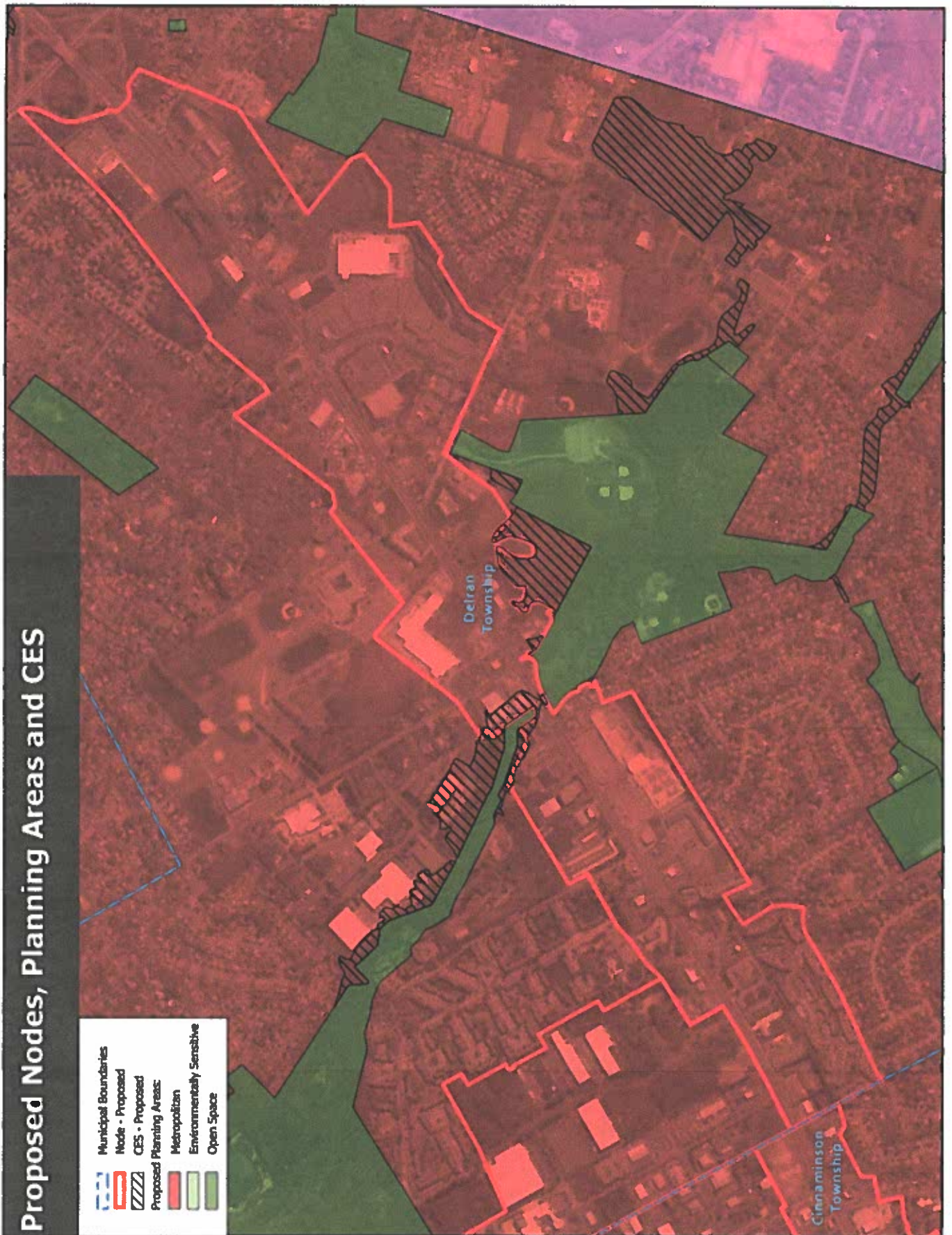


Exhibit D

Proposed Nodes, Planning Areas and CES

- Municipal Boundaries
- Node - Proposed
- CES - Proposed
- Proposed Planning Areas:
 - Metropolitan
 - Environmentally Sensitive
 - Open Space



PIA Palmyra FINAL 6-27-22

#	Topic	Req (*)	Activity	Local Effort	Assistance	Time Frame	Comments
A1	Administrative	*	After SPC adopts resolution granting PE: <ul style="list-style-type: none"> OPA sends certified resolution to NJ State Register and petitioner with OPA updates GIS layer OPA Executive Director signs PIA and sends fully signed documents to petitioner and posts signed and certified documents on OPA website. 	Petitioner receives and signs documents sends back to OPA	OPA	ASAP Upon completion of all resolutions	
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 governing body	OPA	1st Due July 6, 2023; then July 6th, 2024, 2026, 2028, 2030, 2032	
A3	Administrative	*	After adoption, Palmyra shall submit to OPA any new or modified land use ordinance or other planning document that supplements previously submitted material.	Planning Board and governing body	Technical assistance	Report on progress in biennial review.	
B1	Public Info & Community Engagement		Begin participating in the Sustainable Jersey program by engaging the Green Team and recruiting capable volunteer residents and others to support actions committed to by the municipality.	Governing body, Green Team		ongoing	Palmyra is registered but not certified with Sustainable Jersey and has an active Green Team. PE actions should add significant points for Bronze or even Silver certification and maybe even a Gold Star.
B2	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.	Governing body, 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 (CCRHA) that meets the requirements of the MLUL per P.L.2021, c.6.	All municipal hands should be engaged.	DEP/SJ, NJ Adapt, OPA	1-3 years	Palmyra should review its existing data, maps, HMP Annex and assessments and compile any additional data into an assessment and strategy to satisfy the requirements for the CCRHA in the MLUL per NJDEP. Expand on the local annex to the county HMP as needed to include climate impacts for temperature, precipitation, flooding, heat island, wildfire protection and vulnerability of public and private potable wells, pump stations and wastewater treatment. <ul style="list-style-type: none"> 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. o Confirm the condition and capacity of these utility sites, facilities, equipment, etc. o DEP strongly advises against new utility development
C2	Climate Resilience Planning	*	Review and update the Flood Damage Protection Ordinance with the current NJ Riverine Model Ordinance (revised 2020) at https://www.nj.gov/dep/floodcontrol/modelord.htm in order to stay compliant with NFIP.	Planning Board and governing Body	DEP	10/30/22	Palmyra's Flood Loss ordinance is from 2017 (Chapter 126 Ecode360) and needs revision. NJDEP updated the model ordinance in December 2020 to be compliant with NFIP.
C3	Climate Resilience Planning		Review the Blue Acres Program and see if it might be an option for any Non-mitigated repetitive loss properties in the community.	Governing body	DEP, OEM, FEMA		Palmyra has 4 Non-mitigated Repetitive loss properties and 1 Non-mitigated Severe Repetitive Loss property. (189 NFIP policies with 35 losses during participation). Per 2019 HMP Annex.
C4	Climate Resilience Planning		Consider participating in the CRS program and potentially address Repetitive Loss (RL) and Severe Repetitive Loss (SRL) properties	Governing body	DEP, OEM, FEMA		Palmyra has 4 Non-mitigated Repetitive loss properties and 1 Non-mitigated Severe Repetitive Loss property. (189 NFIP policies with 35 losses during participation). Per 2019 HMP Annex.
D1	Land Use	*	Review plans and ordinances and remove impediments to, and encourage, green design throughout the community. Make necessary modifications to ensure that innovative and sustainable construction alternatives and materials (such as green roofs) are permitted. Palmyra may also consider approving incentives for using innovative roofing alternatives and materials.	Planning Board, governing body & Green Team	OPA, NJDEP technical assistance	1-3 years	Sustainable Jersey points and support (Palmyra has a Green Team).

#	Topic	Req (*)	Activity	Local Effort	Assistance	Time Frame	Comments
D2	Land Use	*	Review and update Master Plan and all associated elements to consider climate resiliency and socially vulnerable populations.	Planning Board, governing body & Green Team	DEP, Sustainable NU	done in 2028 with MP Reexam	Sustainable Jersey points and support. Address MLUL requirements.
D3	Land Use	*	The municipality 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 was passed in 2017. Palmyra needs to follow all regulations set forth by the NJDEP with regards to flood hazard area regulation, CAFRA, wetlands, etc. The municipality 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		Create an Open Space & Recreation Plan (OSRP) with a focus on providing access to open space and recreation opportunities as well as habitat preservation, flood control, and water quality. Once the OSRP is up to date, Green Acres could be approached for funding support for the plan.	Work with County, neighboring communities, DVRPC, DEP, NGOs and OPA for planning/support.	DVRPC, County and Green Acres Funding as applicable.	2-4 years for plan 1-3 years after plan for first projects implementation.	Be sure to incorporate climate change considerations when developing the plan. Palmyra should focus primarily on the recreation aspect as the open space options are limited and work closely with Green Acres, local advisory committee, County, and residents. Be sure to maintain consistency and collaboration with the county OSRP.
D7	Land Use		Add appropriate Overlay Zone(s) to Zoning Ordinance/Map.			Within 1 year of PE	The municipality's zoning ordinance shall be amended to include an overaly (or 2 overlays) that follow(s) the agreed upon CES (Critical Environmental Sites) layer. In 1% flood areas (based on FEMA's flood layers), vulnerable uses will be excluded and all relevant floodpain building restrictions must be followed. In areas designated CES due to habitat (based on DEP's Environmentally Sensitive Areas of 25 contiguous acres - ESA25), the municipality shall require a Habitat Suitability Study that finds no adverse impact on key species in order to consider a site plan for approval.

#	Topic	Req (*)	Activity	Local Effort	Assistance	Time Frame	Comments
D8	Land Use		Develop a Vacant Land Inventory and identify any unoccupied structures that would lend themselves to affordable housing.	Planning Board, governing body & Green Team			
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, governing body & Green Team	SJ		Sustainable Jersey points and support
E2	Sustainability	*	Modify zoning code and permit forms/process to streamline to encourage solar, wind and geothermal.	Planning Board, governing body & Green Team	DEP, BPU, SJ	1-2 year	Sustainable Jersey points and support. Address MLUL requirements.
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: <ul style="list-style-type: none"> 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, DVRPC, OPA	Report on progress in biennial review	Sustainable Jersey points.	
E4	Sustainability	*	Adopt a recycling Statement of Consistency and recycling ordinance				Palmyra has an extensive recycling code but needs a statement of consistency.
F1	Conservation		Establish or maintain NUJCG accreditation, a Tree Protection Ordinance and/or Tree Risk Assessment Plan.	Planning Board, governing body & Green Team	DEP - Bureau of Sustainability; NJDEP Parks and Forestry; NJ Forest Fire Service; Sustainable Jersey	2-3 years	Palmyra has a street tree ordinance (ECode360 Chapter 259) and has a shade tree ordinance, a Tree Officer and a Shade Tree Board but lacks a Tree Protection Ordinance, a Community Forestry plan, and a Tree Risk Assessment Plan and is not NJUCF accredited. See Woolwich's (https://ecode360.com/14140851) or Haddonfield (https://ecode360.com/10200060). Also, NJDEP Urban and Community Forestry guidelines are here: https://www.state.nj.us/dep/parksandforests/forest/cmmunity/Information_for_Municipalities.html

#	Topic	Req (*)	Activity	Local Effort	Assistance	Time Frame	Comments
F2	Conservation	*	Adopt a wellhead protection ordinance in addition to the Environmentally Critical Area protection with specifics to protect water quality and public health.	Governing body & Green Team	DEP	2-3 years	sample provided including map of publically sourced drinking water in the municipality
F3	Conservation	*	Adopt a Water Conservation Ordinance that is mutually agreeable to the municipality and DEP	Governing body & Green Team	DEP, OPA, SJ	2-3 years	Sample ordinance provided.
F4	Conservation	*	Review existing plans and develop a Conservation/Habitat Conservation element and or a section in the OSRP Plan (see Action #D5, above) addressing conservation and habitat protection measures. Coordinate with county and surrounding municipalities to expand corridors of open space and natural features to support habitat connectivity.	Governing body & Shade Tree Officer and Board, Planning Board, Green Team	DEP technical assistance and funding	Possibly in conjunction with OSRP and ERI. Complete in 1-4 years	NJDEP Connecting Habitats Across NJ (CHANJ) mapping can be of assistance to identify potential corridors https://www.njfishandwildlife.com/ensp/chanj.htm Be sure to incorporate climate change considerations and identify the CESs in relevant maps.
F5	Conservation	*	Develop an Environmental Resource Inventory ERI (or Natural Resource Inventory, NRI), including climate change observations and concerns. DEP can assist with identifying what to include.	Planning board, Governing body & Green Team	DEP, ANIEC, SJ, Geoweb, NJ Adapt	1-3 years After CCRHVA	ERI should include 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 Palmyra 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, governing body & Green Team	Data miner	1-3 years After CCRHVA	Review and update with climate impact considerations, findings from the CCRHVA, and CES overlays as appropriate. Palmyra should follow the mapping and inventory provided by the NJDEP.
F7	Conservation	*	Adopt a Stream Corridor/Riparian Zone Ordinance	Governing Body		1-2 years	Sample provided
G1	Transportation & Circulation	*	Adopt a Complete & Green Streets Policy and Implementation Plan into the Circulation Element of the Master Plan.	Planning Board, governing body & Green Team	NJDOT, SJ	2-3 years	Model ordinances to be provided. Minor edits are acceptable.
G2	Transportation & Circulation	*	Develop a Circulation Element of Master Plan to address opportunities for shared parking, goods movement, and improvements to transit and circulation with continued growth in the community. In particular, reduce congestion and ensure that non-vehicular transportation is encouraged.	Planning Board	NJDOT, DVRPC, Vorhees Transportation Center, OPA, others as identified	3 years	Palmyra agrees to work on the Circulation Element.

#	Topic	Req (*)	Activity	Local Effort	Assistance	Time Frame	Comments
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	Planning Board, governing body & Green Team	Bd of Public Utilities (BPU) Clean Energy Program provides funding for municipal energy audits: (http://www.njcleaenergy.com/commercial-industrial/programs/local-government-energy-audit/local-government-energy-audit	Timeline as provided PE guidelines (2 years with phasing)	The regional MPO prepared a greenhouse gas (GHG) inventory. https://www.dvrpc.org/Products/18018/ This inventory provides county and municipal-level GHG emissions information for various major community sectors/activities (e.g., residential, transportation, waste generation). Palmyra can acquire its local inventory data and use it as a baseline Sustainable Jersey points and support
I2	Energy	*	Energy Tracking & Management - establish energy use baselines, tracking, mgt & reporting systems	Planning Board, governing body & Green Team		Year 1	https://www.sustainablejersey.com/actions/#open/action/482
I3	Energy	*	Implement energy efficiency Measure for facilities	Planning Board, governing body & Green Team		2 years and phased	Sustainable Jersey points and support
I4	Energy		Greening the municipal fleet: • Fleet inventory and target for green fleet conversion.	Governing body & Green Team	Sustainable Jersey points and support	must do year 1	Sustainable Jersey points and support
I5	Energy	*	Greening the municipal fleet: • purchase electric vehicles to achieve 20% reduction in fuel use w/in 4 years .	Governing body & Green Team	BPU, DEP, SJ possible \$\$	must initiate by yr. 2 (can be multi-year)	Sustainable Jersey points and support
I6	Energy		Greening the municipal fleet: * Trip optimization software * Proper vehicle maintenance * Driver training * purchase electric vehicles to achieve 20% reduction in fuel use w/in 4 years .	Governing body & Green Team	BPU, DEP, SJ possible \$\$	recommended	Sustainable Jersey points and support
I7	Energy	*	Renewable Energy Generation: * Onsite Solar or *Geothermal system or *buy electric from a renewable source or *community solar project or *Renewable Energy Aggregation	Governing body & Green Team	BPU, DEP, SJ possible \$\$	must do 3 within 4 years	Sustainable Jersey points and support
I8	Energy	*	• Public EV charging infrastructure feasibility and supporting ordinances	Governing body & Green Team	BPU, DEP, SJ possible \$\$	1-2 years	Palmyra still needs to adopt the required EV ordinance. Sustainable Jersey points and support.

#	Topic	Req (*)	Activity	Local Effort	Assistance	Time Frame	Comments
I9	Energy		<p>Make your town EV Friendly (choose 3)</p> <ul style="list-style-type: none"> *update zoning ordinances to require pre-wiring for EV chargers as part of a redevelopment plan for a specific zone(1-2 yrs); *Adopt a PEV ordinance to include regulation/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 PE and EVSE education (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 places for workplace or multi-family chargers (2-5 yrs). 	Governing body & Green Team	BPU, DEP, SJ possible \$\$	(Endorsed communities must do at least 3; EV ordinance now required by law.)	Palmyra has yet to adopt the state's model ordinance for Electric Vehicles. Must meet the PE required 3 items in this action. Sustainable Jersey points and support.
J1	Infrastructure	*	<p>Develop a Utilities Element of the Master Plan. Confirm the condition and capacity of the stormwater drainage system and water supply. Incorporate climate change implications.</p>	Planning Board, water purveyor, county MUA, private water companies	DEP	done in 2028 with MP Reexam	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	*	<p>County should be current with its WMP with a local annex and a new FWSA map pursuant to 7:15-4.2 (c)</p>	County OEM, Municipal OEM	NJ OEM. NJDEP		WMP submitted in 2017. Palmyra should check on the local annex.
J3	Infrastructure	*	<p>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. (electronic WWTP Outfall pipe map?) Be aware of local TMDLs.</p>		DEP and other agency technical & financial support for SW projects		The county's SPPP will expire in 2024, Palmyra should participate in it's next iteration and ensure submittal of MS4 reports each May. Palmyra updated its stormwater ordinance in 3/2021 and would appreciate support for stormwater management improvements.

#	Topic	Req (*)	Activity	Local Effort	Assistance	Time Frame	Comments
J4	Infrastructure		<p>Adopt an Impervious Surface Reduction Ordinance. It is recommended that Palmyra incorporate expected increases in precipitation and temperature related to adverse impacts of climate change into an impervious surface reduction ordinance</p> <ul style="list-style-type: none"> 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. 	Governing body	NUDEP		
J5	Infrastructure/ Utilities		<p>Consider initiating conversations with the County and neighboring communities about a long-term plan for a regional wastewater plant, sited out of the flood hazard area and protected from climate change considerations.</p>	Engineer and governing body	DEP and BCBC technical assistance, iBank etc	Long-term but begin discussions soon	Agencies support to the extent practicable.
K1	Economic Development		<p>Promote Palmyra's economic sustainability through coordinated planning efforts with business and property owners as well as neighboring communities - especially in the Triboro region. Develop plans for center-based /walkability improvements and support economic development initiatives including façade and rehabilitation grant program, wayfinding signs, coordinated marketing efforts, etc.</p>	Governing Body, Green Team, NGOs, Business interests	OPA, BAC, EDA	Ongoing	Coordinate marketing efforts with neighboring communities. Engage NGO and business interests in discussions, event coordination and marketing campaigns.
L1	Historic Resources		<p>Review and update Historic Preservation regulations, create an inventory and responsible party. Historic structures should be protected with enhanced stormwater management plans and flood minimization plans.</p>	Governing body	SHPO, County	Report on progress in biennial review	Review the NJ Historical Commission's (NJ Department of State) grant program at http://www.nj.gov/state/divisions/historical/grants . Work with SHPO to develop planning documents some guidance is provided at : https://www.nj.gov/dep/hpo/images/_MULT_DG_32_v2_ID14078r.pdf
M1	Planning	*	Develop a Community Facilities Plan	Planning Board	Technical assistance	done in 2028 with MP Reexam	
O1	Environmental Justice	*	Follow the requirements of EO23 pursuant to NUDEP guidelines to review, identify, and update documents as necessary.		NUDEP	1-3 years after provision of guidance	Monitor for changes in municipality that may warrant more environmental justice actions in the future.