



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

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Lt. GOVERNOR

DONNA A. RENDEIRO
Executive Director/Secretary

Resolution No. 2022-11
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Date: August 3, 2022
Patron: Thomas Wright

RESOLUTION
ADOPTING THE PLAN ENDORSEMENT PETITION FOR
THE TOWNSHIP OF STAFFORD, OCEAN COUNTY
AND DESIGNATING A CENTER AND 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 July 2019 the Township of Stafford (Township), in Ocean County 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 Township has made significant progress in the commitment to comprehensive planning and sustainable land use, which will be further advanced through receiving Plan Endorsement; and,

WHEREAS, the Township and the Staff and Executive Director of the Office of Planning Advocacy (OPA), in consultation with relevant State agencies, have collaborated and refined the Center 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 Township to take in order to retain Plan Endorsement, including the timeframe(s) for completion of those requirements and the steps to be taken by relevant State agencies to review and support the Township's Petition for Plan Endorsement; and,

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

WHEREAS, on July 20, 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 approve the Petition and proposed PIA, and moved the Petition for consideration by the full Commission upon reaching consensus on the changes to the State Plan Policy Map; and,

WHEREAS, on August 9, 2022, the Township anticipates formally adopting the attached PIA, 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, per EXHIBITS A, B, C, and D, attached hereto; and,

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

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby affirms the Executive Director's determination that the Petition for Plan Endorsement is consistent with the State Plan and approves the Petition for Plan Endorsement submitted by the Township, conditioned upon Township adoption of the Plan Implementation Agreement on August 9, 2022; and,

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

BE IT FURTHER RESOLVED, that the Commission hereby authorizes formal amendments to the State Plan Map in the Township, as shown in 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 Township has made substantial changes to its endorsed plan without adhering to the rules governing Plan Endorsement, N.J.A.C. 5:85-7.1 et seq., and amending the State Plan Policy Map, N.J.A.C. 5:85-8.1 et seq., or substantially violated the terms of the PIA, EXHIBIT E, so that the plan of the Township is no longer consistent with the State Plan.

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

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



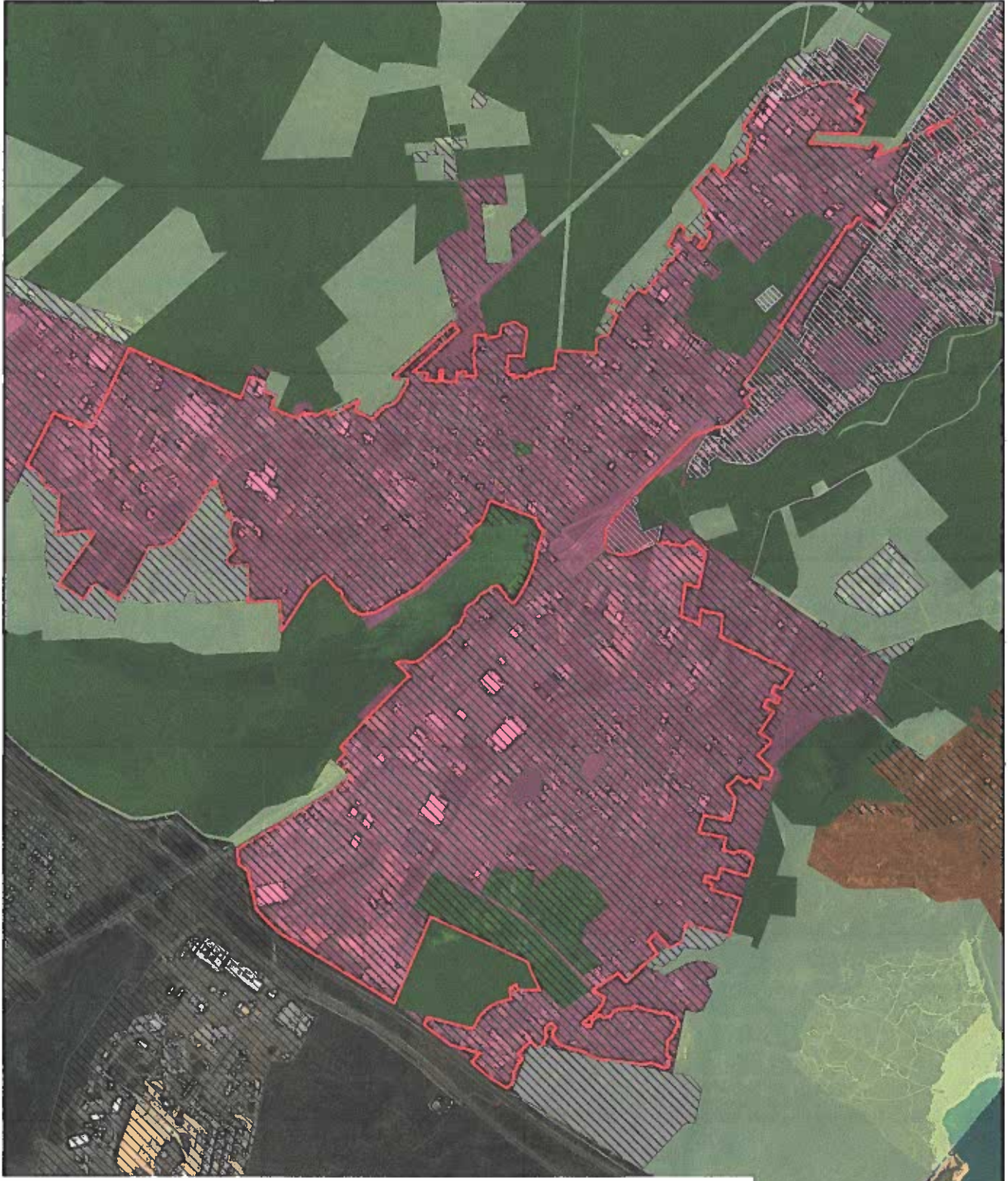
Donna A Rendeiro, Secretary
State Planning Commission
Dated: August 3, 2022

Exhibit A



- Municipal Boundary
- Nodes - proposed
- Center - proposed
- CES - proposed
- Sewer Service Areas
- Planning Areas - proposed
- Metropolitan
- Suburban
- Fringe
- Rural
- Rural Env Sens
- Env Sens
- Env Sens Barrier Is
- Open Space

Exhibit B



- Municipal Boundary
- Nodes - proposed
- Center - proposed
- CES - proposed
- Sewer Service Areas
- Planning Areas - proposed
- Metropolitan
- Suburban
- Fringe
- Rural
- Rural Env Sens
- Env Sens
- Env Sens Barrier Is
- Open Space

Exhibit C

- Municipal Boundary
- Nodes - proposed
- Center - proposed
- CES - proposed
- Sewer Service Areas
- Planning Areas - proposed
 - Metropolitan
 - Suburban
 - Fringe
 - Rural
 - Rural Env Sens
 - Env Sens
 - Env Sens Barrier Is
 - Open Space



Exhibit D

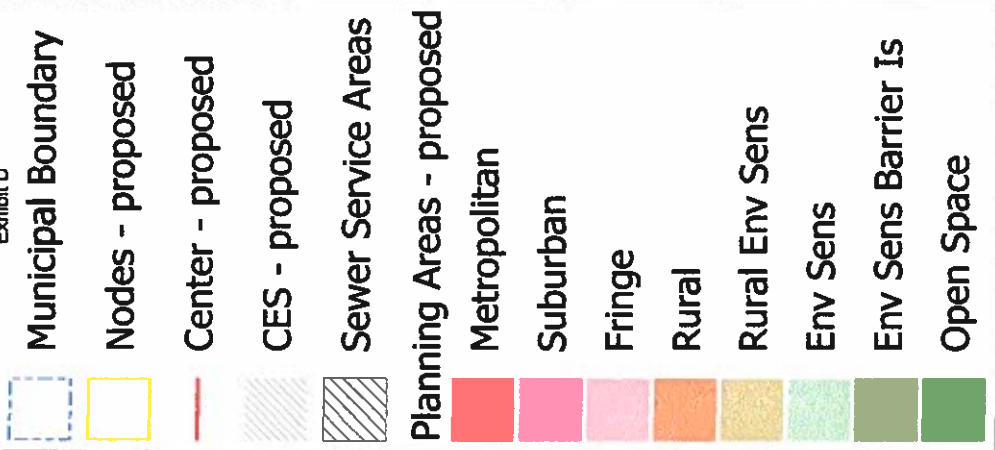


EXHIBIT E

Stafford Township 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.	Petitioner receives and signs documents sends back to OPA	OPA	ASAP upon completion of all resolutions	OPA publishes in NJ Register, sends to petitioner, updates GIS and posts on OPA website.
Monitoring and Benefits		State and regional agencies (as applicable) and the municipality follow through on PIA including delivery of benefits to municipality. 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.	OPA	Ongoing	Endorsement lasts 10 years.
Monitoring and Benefits		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	OPA	Report on progress in biennial review	
Climate Resilience Planning	A1	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, OPA	1-2 years after PE	Stafford Township has completed a Coastal Vulnerability Assessment prior to new endorsement, which addresses flooding and sea level rise risk and vulnerabilities within the town. Through its ongoing participation in the Municipal Assistance Program with DEP's Bureau of Resilience Planning (BCRP), Stafford should develop a more complete CCRHVA for all climate hazards and other vulnerability assessment subtasks outlined in the MLUL amendment. This will underlie decisions of the Master Plan update 2027; starting in 2025. Address wildfire risk (high in Ocean County - data available at https://ejscreen.epa.gov/mapper)
Land Use	B1	If the Township pursues brownfield cleanup and development in the future, DEP recommends taking actions as part of the Sustainable Jersey Certification Program. 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.		NIDEP, Sustainable Jersey	TBD	
Land Use	B2	Review and update Master Plan and all associated elements to consider climate resiliency and socially vulnerable populations.	Planning Board and Township Committee	OPA, DEP technical assistance	1-3 years	Sustainable Jersey points and support
Land Use	B3		Planning Board and Township Committee	DEP, Sustainable Jersey	1-3 years after CCRHVA	Address MLUL requirements.

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.			DEP (Bureau of Climate Resilience Planning)	1-3 years after CCRHVA	Should be reflected in next update or reexamination of Master Plan. In planning for critical facilities, DEP encourages municipalities to take an expansive definition of critical facilities to include community facilities and public health infrastructure (i.e., schools and healthcare facilities). In planning for additional housing, consider road access and evacuation, which could be impacted by storm surge or flood waters.
Land Use	B4	Consider adopting an Accessory Dwelling Unit (ADU) Ordinance in residential zones	Planning Board			Recommended	
Land Use	B5		Planning Board				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) Expand corridors of open space and natural features to support habitat connectivity and adaptation to changing conditions.
Land Use	B6	Update the Open Space & Recreation Plan (OSRP). Explore open space and recreation opportunities by working with the State and County. Explore purchases of additional properties for active recreation or preservation as well establishing easements.	Work with County	Green Acres Funding and County as applicable.		1-3 years after CCRHVA	
Land Use	B7	Develop Recycling Statement of Consistency and Municipal Recycling Element	Township Committee and Planning Board	DEP		1-3 years	
Land Use	B8	Develop Open Space and Recreation Plan (OSRP) and Ordinance	Township Committee and Planning Board	Green Acres Funding and County as applicable.		1-3 years	
Land Use	B9	Develop Known Contaminated Sites Inventory	Township Committee	DEP		1-3 years	
Land Use	B10	Update the Vacant Land Inventory	Identify if additional unoccupied buildings are available for affordable housing	DCA, DEP		1-3 years	In the event redevelopment does not move forward, consider seeking funding for site purchase through the Blue Acres program or New Jersey Office of Emergency Management.
Land Use	B11	On the Cedar Bonnet Island Redevelopment Site/Commercial Node, pursue resilient design in redevelopment and construction. Change zoning to exclusively commercial use.	Planning Board and Zoning Board	DEP		1-3 years	Any additional stormwater measures, setbacks from stream corridors and the bay, buy-out programs in flood prone areas or mitigation programs to offset tree losses handled locally would help eliminate and/or reduce the adverse impacts these actions have on these significant habitats.
Land Use	B12	Explore terrestrial and aquatic habitat protection measures in construction and development. Early coordination with the Division of Fish and Wildlife Office of Environmental Review (OER) will help ensure concerns are addressed prior to the permitting phase.	Planning Board	DEP		1-3 years	
Land Use	B13	Update Zoning to reflect State Plan Mapping for consistency	Planning Board	OPA		1 year	
Sustainability	C1	Consider developing green building and sustainable design guidelines for new development.	Planning Board and Township Committee				Sustainable Jersey points and support

Sustainability	C2	<p>Modify zoning code and permit forms to streamline and reduce or waive permit fees to encourage solar, wind, and geothermal.</p> <p>Sustainability Element in their master plan to help establish policies and initiatives for achieving sustainability goals. Components include:</p> <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. 	Planning Board and Township Committee	DEP, BPU, Sustainable Jersey	1-2 years	Sustainable Jersey points and support
Sustainability	C3	Continue participating in the Sustainable Jersey program	DEP, Sustainable Jersey	Report on progress in biennial review report.	Through endorsement	This could be expanded to be a Climate Action Plan if so desired.
Sustainability	C4					
Infrastructure	D1	Update the Utilities Element Plan in the Master Plan	Planning Board		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.
Infrastructure	D2	Develop Municipal Stormwater Management Plan (MSWP) and Ordinance for Consistency with the current Stormwater Management Rules. Ensure MS4 permit is up to date, per current Stormwater Management Rules. Continue to address stormwater runoff and improve stormwater retention on site at its source.	Township Engineer, Township Committee, and Planning Board	DEP		their stormwater management ordinance by March 2021 pursuant to the updated stormwater management rules that became effective in March of 2021. The 2005 Stormwater Management Plan should be updated to reflect consistency with the current rules and the updated ordinance. model Stormwater Management Ordinance is available at https://www.nj.gov/dep/stormwater/hmp_manual/NJ_SWBMP_D.pdf
Infrastructure	D3	Participate in update of Ocean County Wastewater Management Plan (WMP) and/or submit WQMP amendment to update the municipal chapter.	Ocean County, Township MUA	DEP, Ocean County	1-2 years	Stafford Township has identified stormwater retention improvement projects at Route 9 between Bolton Lane and Ridgeway Avenue, on Route 72 between Manahawkin Lake and the Holiday Inn at 151 Route 72 West, and on Route 72 Forecastle Lake between Atlantis Avenue, through Canal Avenue and to Forecastle
Infrastructure	D4	Develop Water Supply Plan		DEP	3 years	Remove areas identified in WQMP from sewer service area.
				DEP	TBD	

Infrastructure	D5	Work with Stafford Water and Sewer Utility to identify all piping, treatment plant pump stations, potable supply wells, sewer and stormwater outfalls in the flood zone. Create and adopt a Greenhouse Gas (GHG) Reduction Action Plan	Water and Sewer Utilities Township Committee and Planning Board	DEP	1 year	Refer to NJTPA Greenhouse Gas inventory and Mitigation Plan. GHG inventory is currently being updated. 2011 document linked here: https://www.njtpa.org/NJTPA/media/Docu-ments/Planning/Regional-Programs/Studies/Regional-wide%20Greenhouse%20Gas%20Emissions%20Inventory/NJTPAGHGInventoryFINALReport.pdf?text=.pdf https://www.sustainablejersey.com/action/482/#open/action/482
Energy	E1		Township Committee	BPU Clean Energy Program	2-4 years	
Energy	E2	Energy Tracking & Management - establish energy use baselines, tracking, management & reporting systems Implement energy efficiency Measure for facilities	Township Committee		1 year	Please refer to Plan Endorsement Guidelines: Energy Section Sustainable Jersey points
Energy	E3	Greening the municipal fleet: • Fleet inventory and target for green fleet conversion.	Township Committee	Sustainable Jersey	2 years	Please refer to Plan Endorsement Guidelines: Energy Section Sustainable Jersey points
Energy	E4	Greening the municipal fleet: • Purchase electric vehicles to achieve 20% reduction in fuel use w/in 4 years	Township Committee	Sustainable Jersey	Year 1	Please refer to Plan Endorsement Guidelines: Energy Section Sustainable Jersey points
Energy	E5	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, Sustainable Jersey	Year 2	Please refer to Plan Endorsement Guidelines: Energy Section Sustainable Jersey points
Energy	E6	Renewable Energy Generation: • Onsite Solar or • Geothermal system or • buy electric from a renewable source or • community solar project or • Renewable Energy Aggregation Public EV charging infrastructure feasibility and supporting ordinances	Township Committee	BPU, DEP, Sustainable Jersey	Recommended	Please refer to Plan Endorsement Guidelines: Energy Section Sustainable Jersey points
Energy	E7		Township Committee and Planning Board	BPU, DEP, Sustainable Jersey	Must do 1 within 2 years	Please refer to Plan Endorsement Guidelines: Energy Section Sustainable Jersey points
Energy	E8		Township Committee and Planning Board	BPU, DEP, Sustainable Jersey	1-2 years	Please refer to Plan Endorsement Guidelines: Energy Section Sustainable Jersey points

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 or for a specific zone(1-2 yrs); *Adopt a PEV ordinance to include regulation and design standards for EVSE, EV parking spaces and design guidelines for installation of EVSE (1-2 yrs); * Training for local officials and require local first responders to participate in education on PE and EVSE(1-2 yrs); *Incentivise EV ready by reducing or waiving permit fees and providing recognition for businesses/entities that do it (2-3 yrs); *Commitment from 3 or more partners for workplace or multi-family chargers (2-5 yrs). 	Township Committee and Planning Board	8PU, DEP, Sustainable Jersey	(must do 3)	Please refer to Plan Endorsement Guidelines: Energy Section Sustainable Jersey points
Ordinance Review	<p>F1</p> <p>Adopt a Tree Protection Ordinance, Community Tree Save Ordinance, and Community Forestry Plan.</p>	Township Committee and Planning Board	DEP	2-3 years	While a model from the state is forthcoming, Sustainable Jersey currently offers the following guidelines: https://www.sustainablejersey.com/actions/?type=1336777436&tx_sjcert_action%5Baction%5D=getPDF&tx_sjcert_action%5Bcontrol%5D=Action&Hash=dd43754211edd5163a1a0403093c9015
Ordinance Review	<p>F2</p> <p>Update Historic and Cultural Resources Inventory, Historic</p>	Township Committee and Historic	SHPO, County	biennial review	Potential to use the Sustainable Jersey model ordinance.
Ordinance Review	<p>F3</p> <p>Update a Water Conservation Ordinance</p>	Township Committee	DEP	2-3 years	Update as necessary and to address climate resilience and areas in flood zone.
Ordinance Review	<p>F4</p> <p>Adopt a Wellhead Protection Ordinance</p>	Township Committee	DEP	recommended	Township is currently updating in 2022. DEP has a full inventory of threatened and endangered species, habitat areas, natural heritage sites, landscapes projects, and state open space that can be provided to the township and factored into future planning and conservation efforts - can be provided to Township upon request.
Conservation	<p>G1</p> <p>Consider adopting Stream Corridor Protection/Riparian Zone Ordinance</p> <p>Review and update Natural Resource Inventory or Environmental Resource Inventory (NR/ERI) as necessary.</p>	Township Committee	DEP	1-3 years after CCRHVA	resources, such as forest and park management for invasive plant species and
Conservation	<p>G2</p> <p>Adopt a Conservation Plan Element.</p>	Planning Board and Township Committee	DEP technical assistance and funding	1-3 years after CCRHVA	2-3 years
Conservation	<p>G3</p> <p>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</p>	Township Engineer, Planning Board, Township Committee	DOT	2-4 years	
Transportation	<p>H1</p> <p>Adopt a Complete Streets Policy and develop and monitor an Implementation Plan</p>				

Transportation	H2	Continue to explore options to address circulation along specific County and local roads Update 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. Ensure usability of roadways for emergency evacuation routes in the region.	Township Engineer, Planning Board and Township Committee	DOT	ongoing	
Transportation	H3		Planning Board	DOT	3 years	Submit any new or modified land use ordinance or other planning documents that supplements previously submitted material. Explore intermunicipal agreements
Intergovernmental Coordination	H4	Communicate with neighboring municipalities	Planning Board and governing body	OPA, County, NJ DCA and adjacent municipality	ongoing	
Planning	I1	Update the Community Facilities Plan	Planning Board	Technical assistance	3 years	
Planning	I2	Develop a five year capital improvement plan with a five year planning horizon per the Municipal Land Use Law 40:55D-29	Planning Board	Technical Assistance	Report on progress in biennial review	
Planning	I3	Continue collaboration with Southern Barnegat Bay Watershed Planning			ongoing	
Historic Preservation	J1	Review the NJ Historical Commission's (NJ Department of State) grant program at http://www.nj.gov/state/divisions/historical/grants . Many of the following action would benefit from public engagement including education about issues, resident assistance with actions, participation in decision making and support for a path to resiliency and sustainability. An early action should be a public forum(s) designed to recruit short and long-term public engagement, sharing information/goals, highlighting opportunities for participation, volunteerism and meaningful involvement in community planning and decision making.	Historic Advisory Committee and Municipal Committee	SHPO, County	Ongoing	Historic structures should be protected with enhanced stormwater management plans and flood minimization plans.
Public Information & Community Engagement	J2		Township Committees	OPA, DEP, local groups & regional NGOs/universities	Year 1 and periodically thereafter to update/engage residents on progress on key issues.	
Environmental Justice	K1	Develop Environmental Justice (EJ) Action Plan. Guidelines forthcoming from NJDEP.	Planning Board, Governing Body, Municipal staff, Environmental Commission/Green Team	DEP, local groups	2 years after DEP guidance	
Contaminated Sites	L1	Adhere to NJDEP regulations for spill prevention and complete any required remediation and long-term groundwater monitoring of existing contamination to protect water resources and public health. Inventory both contaminated sites and brownfields within municipal boundaries.		DEP	Ongoing	Two (2) sites have been identified in the flood zone including Brennan Fuel LLC DBA Gulf Gas Station (PI #009849) at 980 East Bay Avenue and Fred's Garage (PI #012307) at 780 Bay Avenue. Both are under remediation with a State licensed site remediation professional (LSRP).
Contaminated Sites	L2		Planning Board	DEP	1-3 years	
Emergency Management	M1	Consult with the municipal and county Office of Emergency Management to examine hazardous materials and risk, and to review Emergency Management Plans.				To start making a brownfield site inventory, the township can use the Sustainable Jersey Brownfields Action tools.
Waste Management	N1	Update Recycling Ordinance	Planning Board/Staff Utilities	OEM DEP	Ongoing 1-3 years	