

NEW JERSEY STATE PLANNING COMMISSION
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PHILIP D. MURPHY
Governor

THOMAS K. WRIGHT *Chairman*

SHEILA Y. OLIVER
LT. GOVERNOR

Donna A. Rendeiro Executive Director/Secretary

Resolution No. 2022-02 Page 1 of 3 Date: February 2, 2022
Patron: Thomas Wright

RESOLUTION ADOPTING THE PLAN ENDORSEMENT PETITION FOR THE BOROUGH OF ALLENTOWN, MONMOUTH COUNTY AND DESIGNATING ALLENTOWN'S VILLAGE CENTER

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

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

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

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

WHEREAS, pursuant to its authority under N.J.S.A. 52:18A-203, the Commission has adopted regulations, set forth in N.J.A.C. 5:85, that establish procedures for filing of petitions with the Commission for the purpose of, *inter alia*, seeking Plan Endorsement, 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, Plan Endorsement memorializes and recognizes consistency of local land use practices to the State Plan and the State Plan Policy Map; and,

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WHEREAS, in June, 2019 the Borough of Allentown (Borough), in Monmouth County contacted the Office of Planning Advocacy (OPA), to request renewal of its Plan Endorsement and their designated Center; 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 OPA, in consultation with relevant State agencies, have collaborated and refined the Village Center boundary and Planning Areas, as shown in the Map, EXHIBIT A 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 B; and,

WHEREAS, on January 19, 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; and,

WHEREAS, the PIC has recommended that the Commission approve the Petition, grant Plan Endorsement, and formerly amend the State Plan Policy Map, EXHIBIT A 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 Village Center as negotiated by OPA, the Borough, and relevant State agencies, and shown in Exhibit A, is consistent with the State Plan.

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; 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,

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BE IT FURTHER RESOLVED, that the Commission hereby authorizes formal amendments to the State Plan Policy Map in the Borough, as shown in EXHIBIT A; 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 B, 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 February 2, 2022

Donna A Rendeiro, Secretary **State Planning Commission**

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Dated: February 2, 2022

EXHIBIT A Allentown Borough Endorsement Proposed Mapping

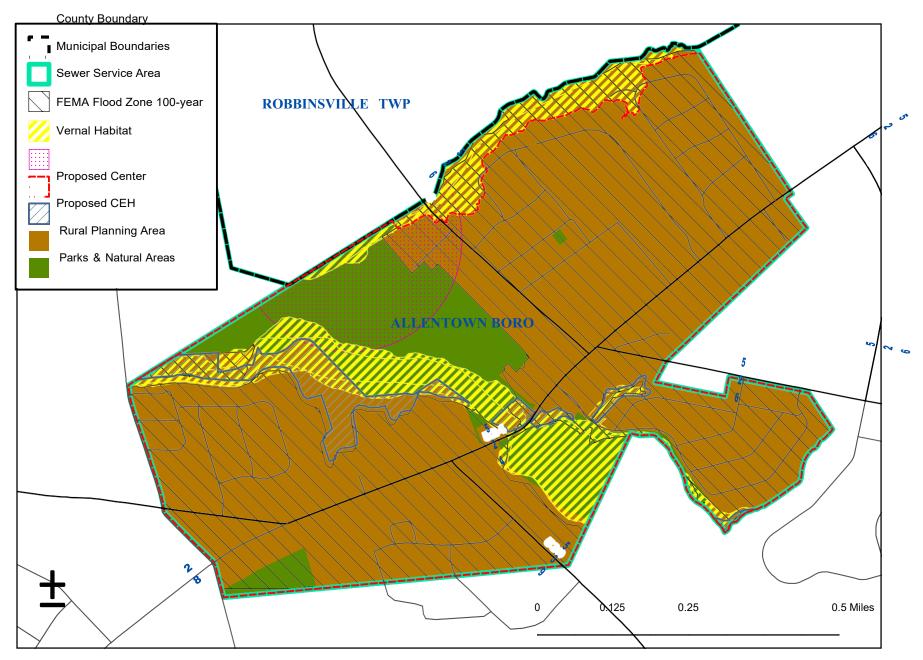


EXHIBIT B

BOROUGH OF ALLENTOWN DRAFT PIA									
TOPIC	ITEM NO		LOCAL EFFORT	ASSISTANCE	TIME FRAME	COMMENTS			
		After SPC adopts resolution granting PE: OPA sends certified resolution to NI State Register and petitioner with PIA							
		OPA updates GIS layer							
State Plan Map		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		OPA publishes in NJ Register, sends to petitiomer, updates GIS and posts on OPA website.			
		State and regional agencies (as applicable) and the municipality follow through on PIA including delivery of benefits to municipality.	Municipality submits annual report 1 year after endorsement and first biennial is due year 2 of endorsement and every 2 years						
Monitoring and Benefits		Municipality submits first one annual report to OPA then biennial reports thereafter.	after.	OPA	Ongoing	Endorsement lasts 10 years.			
			Vulnerability Assessment: The Town needs to further identify in Redevelopment Areas any vulnerable to future flooding during the planning process. Resiliency actions and restrictions should be applied to any sections in flood zones. DEP can offer			1st step to be completed before Master Plan Update			
Land Use/Climate Resilience and Social Equity	A1	Prepare and Complete Vulnerability Assessement	Technical Assistance in clarifying development constraints for sites. Incorporate findings into master plan update and land use decisions.	DEP, OPA	1-3 years after PE	Vulnerability Assessment submitted and approved by DEP.			
			Assess vulnerability to current and projected future flooding events for the following assets and areas: >> Redevelopment Areas. Resiliency actions and restrictions should be applied to any sections in flood zones. DEP can offer						
			Technical Assistance in clarifying development constraints for sites. >> Roadways and intersections, with particular attention to evacuation routes or critical access areas.						
			>> Infrastructure that serves the town. Work with the utility authority and water purveyor to perform a detailed vulnerability						
			>> Sewer treatment plant, pump stations, or outfalls in the flood zone. Work with the sewer utility to do so. Identify any stormwater outfalls in the flood zone as well.						
			>> Public potable water wells and pump stations located in the flood zone. Additionally, DEP recommends that Morristown						
			perform a similar analysis for private wells and both inform the owners of their vulnerability and identify potential solutions to that vulnerability.			The first step in creating a Local Resilience Strategy. New plan endorsement guidelines require initial			
			>> Any other areas that currently flood regularly.			steps prior to endorsement.			
			Identify steps that the Town has already taken to increase resiliency to increased temperature, precipitation, and natural hazards. Please be direct in explaining what actions have been taken.			For this task, the Town can use NJ FloodMapper (https://www.njfloodmapper.org/) and build on the Municipal Self-Assessment, Opportunities and Constraints Assessment (DEP element), and relevant			
			Any component of the vulnerability assessment not addressed in the Action Plan must be addressed in the PIA. Ultimately.			hazard mitigation plans. NI Forest Adapt https://piforestadapt.ruteers.edu/#/select). which illustrates			
Land Use	A2	Prepare and Complete Vulnerability Assessement	findings from the assessment will be incorporated into the Local Resilience Strategy.	DEP, OPA	1-3 years after PE	precipitation and temperature change as well as ecological conditions, risks, and projected changes, is also recommended at this stage to better understand climate concerns beyond flooding.			
			Begin to identify elements of the Master Plan that need to be modified after Vulnerability Assessment completed and Review and update Master Plan and all associated elements to consider climate resilience and social equity as necessary in accordance	Planning Board OPA, DEP, DCA, DOT	1 year after Vulnernabilty				
Land Use	Ad	MP Element update	with EO 23, EO 89, and guidance. Update elements until all are completed.	Monmouth County Planning Board	unable durant of the second				
Land Use	A4	Mp Element update	Update Master Plan elements to be compliant withr climate resilience and social equity as necessary in accordance with EO 23, EO 89, and guidance. Update elements until all are completed.	OPA, DEP, DCA, DOT Monmouth County	Within 4 years after Vulnerability Assessment	Incorporate findings from Vulnerability Assessment			
			Include a Municipal Recycling Element in Master Plan - confirm compliance with County Solid Waste Management Plan. Update the Statement of Consistency with the county to comply with current PE guidelines.			A 1987 Recycling Ordinance included in the Municipal SW Mgt Plan was last updated in 2010.			
			Continue to expand recycling efforts through education and by developing innovative ways to reduce waste and promote			The Town should more clearly explain in what ways it is consistent with the County Solid Waste			
Land Use	AS A6	Update Recycling Statement of Consistency and Municipal Recycling Element Review and update Master Plan goals and objectives as directed by the MLUL.	recycling for homeowners and businesses. Planning Board and Municipal Committee	DEP OPA	1-3 years	Management Plan in their next Master Plan update. As required by the M.L.U.L			
Land Use	A7	Revise the optical zoning map and ordinances based on the Land Use Plan. I Indate Master Plan and project ordinances based on current plans for rehabilitation, development and preservation.	Planning Board and Municipal Committee Planning Board and Municipal Committee Planning Board and Municipal Committee	OPA County, OPA and NIDEP technical assistance	Immediate and Ongoing Before 2028	As required by the M.L.U.L. As required by the M.L.U.L.			
Land Use	AS	Update Master Han and zoning ordinance based on current plans for renabilitation, development and preservation.		County, OPA and NIDEP technical assistance	Before 20.28	As required by the M.L.U.L New open space plans should consider targeting flood prone areas of the Town for			
			Last updated in 2018, this document should include any additional open space acquisitions, habitat corridors preserved, bike paths and public access in Allentown and shared with neighboring communities. Any update and should be consistent with			acquisition/preservation.			
Land Use	A9	Update Open Space and Recreation Plan (OSRP)	the 2018 Master Plan Re-examination.	Green Acres Funding and County as applicable.	1-3 years	Continue to update as needed to incorporate climate resilience and target flood prone areas for acquisition.			
			DEP will not request a comprehensive Utility Service Plan, but Allentown should: Identify and document any utility sites, facilities, equipment, conveyance piping, overhead utility lines, etc. that may be vulnerable to climate impacts or other			DEP was not able to locate a Utility Service Plan for Allentown.			
Land Use	410	Update the Utilities Service Element Plan in the Master Plan	reviewant findings in the Land Use Element update (climate change vulnerability assessment).	DEP	1-3 years	DEP strongly advises against new utility development in areas identified as vulnerable to natural hazards in current and projected conditions.			
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fi .			Include privately owned underground storage tanks and sanitary/industrial septic systems.						
L			Include any updates to the Contaminated Sites list/man, identify if any of these Known Contaminated Sites (KCS) are in a						
Land Use Land Use	A11 A12	Update the Known Contaminated Sites Inventory Update the Vazant Land Inventory	Include any updates to the Contaminated Sites list/map. Identify if any of these Known Contaminated Sites (KCS) are in a flood zone and/or meet the DEP definition of a brownfield site little little site of the DEP definition of a brownfield site little little site of the DEP definition of a brownfield site little little site of the DEP definition of a brownfield site little site of the DEP definition of a brownfield site little site of the DEP definition of a brownfield site of the DEP definition of t	DEP DCA, DEP	1-3 years 1-3 years				
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Ordinance Review	C6	Stream Corridor Protection/Riparian Zone Ordinance	The Town's 2018 Master Plan update includes a plan, but not an ordinance. A Riparian Zone Ordinance should be adopted to be consistent with the most recent DEP model			All surface waters in the town require at least a 50 -foot riparian zone buffer and C-1 classified streams
			https://www.state.nj.us/dep/wqmp/docs/min_riparian_zone_model_ordinance20100223.pdf)			require a 300 foot buffer, which are determined and regulated in the NIDEP Flood Hazard Area Control
			(https://www.state.nj.us/dep/wqinp/docs/nini_npanan_zone_model_ordinancezo100225.pdr)	DEP	1-4 years	Act Rules.
Ordinance Review	C7	Adopt a Flood Damage Protection Ordinance	This should be current with the current NJ Riverine Model Ordinance (https://www.nj.gov/dep/floodcontrol/modelord.htm) ,			NJ DEP is recommending the inclusion of Critical Environmental Site Overlay on all areas of the town
			revised in 2020, in order to stay compliant with NFIP. NJ DEP encourages the Town to utilize the 500-year (0.2%) floodplain			within the 100-year (1%) floodplain and additional 500 year (0.2%) floodplain acres and areas of
			for planning purposes.			environmental sensitivity larger than 25 contiguous acres (mostly along stream corridors) to be
Ordinance Review		Adopt a Floodplain Development Ordinance		DEP	Jul-22	incorporated into the Designated Center mapping.
Ordinance Review	C8 C9	Adopt a Wildfire Protection Ordinance Adopt a Wildfire Protection Ordinance	This should be in compliance with 2021 standards of the National Flood insurance Program (NFIP). Adopt and Ordinance	DEP	1-4 years 1-3 years	
Ordinance Review	C10	Update the Zoning Ordinances	Update zoning regulations and building codes to encourage building outside the flood zone and to minimize construction in	DEF	1-3 years	
Ordinance Review	C10	Update the Zoning Urdinances	flood prone area to reconstruction of existing buildings. Add historic district overlay, 100 and 500 year flood zone overlays,			
			habitat corridor overlay, environmentally sensitive area overlay	DEP, OPA	2-4 years	
Ordinance Review	C11	Adopt a Steep Slope Ordinance	NJ DEP's 2008 Steep Slope model ordinance is available for the town to use, and while the standards defined in it are			
			minimum requirements, the Department encourages Allentown to implement higher standards as it sees fit.	DEP	1-4 years	
Ordinance Review	C12	Adopt an Impervious Surface Reduction Ordinance	Incorporate expected increases in precipitation and temperature related to adverse impacts of climate change			
			Include measures to manage stormwater on-site rather than as runoff			
			Future redevelopment projects shall incorporate means to minimize and/or reduce new and/or existing impervious surfaces.			
				DEP	1-4 years	
Infrastructure	D1	Update Municipal Stormwater Management Plan (MSWP)	The Town's MSWP was adopted in 1987 and updated in 2017. The document should be updated to ensure: Consistency with			
			the Town's Stormwater Pollution Prevention Plan and the 2021 updated Municipal Stormwater Control Ordinance.			As discussed in OCA, this is important to mitigate the effects of impervious surfaces. In relation to Allentown's updated stormwater control ordinance, future plans in this realm should incorporate
				DER	1-2 years	ereen infrastructure where possible.
Infrastructure	D2	Develop a five year capital improvement plan with a five year planning horizon per the Municipal Land Use Law 40:55D-29	Planning Board	Technical Assistance	Ongoing	Scott contract and a second beautiful.
Conservation		Update Natural Resource Inventory or Environmental Resource Inventory (NRI/ERI)	Last updated in 2011, this document should be updated to include climate change observations and concerns as they are			
Conservation	E1	Opdate Natural Nesson Ce Inventory or Environmental Nesson Ce Inventory (NNC) ENVI	relevant as well as any changes in conditions since the last update.	DEP	1-3 years	
Conservation	E2	Update Wastewater Management Plan	Included in the 2018 MP re-examine report, Allentown should ensure that the Wastewater Management Plan is consistent			
			with County Plans and State Rules	DEP		
			Update 2018 plan as necessary and confirm resiliency upgrades to WWTP and potable water infrastructure.	DEP	1-3 years	
Conservation	E3	Update Water Supply Plan	Included in 2018 MP report. Update as necessary and to address climate resilience and potable water infrastructure in flood			Although there are no immediate water supply concerns, the Town should analyze its water supply
			zone			sources, current capacity, and projected build-out for planning purposes to identify any existing or potential issues. Any issues that may be identified through this analysis should be part of an action
				DEP	1-3 years	plan to address them and future deficiencies.
Conservation	E4	Conservation Plan	The Borough shall adopt a Comprehensive Conservation Plan and Easement Protection Plan as proposed in the 2018 MP			
			update. The MP recommends a Community Stewardship Incentive Program due to the existing environmentally sensitive			
			areas and habitat corridors in the town particularly along stream corridors.			
			These areas should be considered for conservation planning purposes, habitat and species tracking and monitoring and addressed in the Master Plan and Land Use Plan Element update.	DEP	1-4 years	
Conservation	-	Adopt a Flood Control Plan	Due to projected increases in precipitation and flooding, as well as the Town's high levels of impervious cover, it is	DL1	2-4 years	
Conservation	ES	Adopt a Hood Control Hain	recommended that Allentown utilize the SFHA for the 0.2 % (500-year) storm and consider flood hazard area riparian buffers			
			of any waterway for planning purposes. Further explanation is available in the OCA dated June 4, 2021.			
			Build on findings of climate vulnerability assessment and incorporate into Local Resilience Strategy.			This should build on the required climate vulnerability assessment and can be a component of the Local Resilience Strategy. Construction of new critical infrastructure and facilities should be avoided in
				nrn.	1-4 years	the floodplain as a tenet of this plan.
E onservation	FB	SAME 3 FAMILIAN PREMIAND PLAN	Adopt zoning and building codes that reflect climate resiliency and avoiding flood zones.	DEL	1-4 years	the hoodpain as a tenet of this plan.
Conservation	F7	Adopt Green Infrastructure Plan	Green infrastructure should be incorporated into all projects within the floodplain and elsewhere in the Borough. Municipality			
Constitution	.,	Analysis of the first state of t	should seek opportunities to install green infrastructure measures to offset increased stormwater and lower impacts of the			
			heat-island effect.	DEP	1-4 years	
Conservation	E8	Prepare and adopt a Habitat Conservation Plan and protection measures to maintain habitat. Coordinate with county and surrounding		DEP technical assistance and funding	2-3 years	The Habitat Conservation may potentially be included as part of the Conservation Plan (F8) rather than
		municipalities to expand corridors of open space and natural features to support habitat connectivity			I .	an individual plan. NJDEP Connecting Habitats Across NJ (CHANJ) mapping can be of assistance to
	 		La company of the Com	-		identify potential corridors https://www.njfishandwildlife.com/ensp/chanj.htm
Transportation	F1	Adopt a Complete Streets Policy	Improve pedestrian and bicycle mobility safety.		I	
	1		The County conducted a traffic study in 2019 recommending a bypass route around the town. Incorporate early planning and			
			environmental constraints review of any proposed bypass route to minimize adverse impact to natural resources.	DOT	2-4 years	
Transportation	F2	Continue to explore options to address circulation along specific County and local roads	Planning Board and Municipal Committee	DOT	ongoing	
		Revise Circulation Element of Master Plan to address parking, including opportunities for shared parking, rail and truck freight				
Transportation	F3	movement, transit, and improvements to bicycle and pedestrian access along with continued growth in the community.	Planning Board	DOT	1 year	
			Engineer, Municipal Committee		2 year after adoption of complete	
Transportation	F4	Develop a Complete Streets Implementation Plan	-Apply for appropriate funding programs or seek NJDOT technical assistance	DOT	Streets Policy	
	-		Engineer, Municipal Committee	-		
			angulary, managem and the second		Ongoing after Complete Street	
Transportation	FS	Monitor Complete Streets Implementation Plan	-Apply for appropriate funding programs or seek NIDOT technical assistance	DOT	Implementation Plan is adopted	
						Submit any new or modified land use ordinance or other planning document that supplements
Intergovernmental Coordination	G1	Communicate with neighoring municipalities	Planning Board and governing body	OPA, County, NJ DCA and adjacent municipality	ongoing	previously submitted material. Explore intermunicpal agreements
Planning	Н1	Update the Community Facilities Plan	Planning Board	Technical assistance	3 years	
Historic Preservation	n .	Review the NJ Historical Commission's (NJ Department of State) grant program at http://www.nj.gov/state/divisions/historical/grants.	Historic Advisory Committee and Municipal Committee	SHPO, County	Ongoing	
Sustainability	10	Modify zoning code and permit forms to streamline and reduce or waive permit fees to encourage solar, wind, and geothermal.	Planning Board and Township Committee	DEP, BPU, SI	1-2 year	Sustainable Jersey points and support
Justinianity	144	mount some some and permission in sto streamline and reduce or waive permissives to encourage solar, wind, and geothermal.	ranning some and remains committee	DE , D D, D	A-A year	amanimos served bours que pubble c
Sustainability	J2	Consider using Green Team to getting certification in the Sustainable Jersey program			ongoing	Implementation of PIA items could lead to Bronze Certification