

SALEM COUNTY

“The Gateway to New Jersey”

GROWTH MANAGEMENT ELEMENT OF THE COMPREHENSIVE COUNTY MASTER PLAN

Adopted January 19, 2016

Prepared by

Salem County Planning Board
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The original plan was signed and sealed in accordance with N.J.A.C. 13:41-1.3

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SALEM COUNTY
GROWTH MANAGEMENT PLAN ELEMENT

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Municipalities of Salem County

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- Carneys Point Township - <http://carneypointnj.gov/>
- Elmer Borough - <http://www.elmerboroughnj.com/>
- Elsinboro Township - <http://elsinborotownship.com/>
- Lower Alloways Creek Township - <http://www.lowerallowayscreek-nj.gov/>
- Mannington Township - <http://www.manningontwp.com/>
- Oldmans Township - <http://www.oldmantownship.com/>
- Penns Grove Borough - <http://www.pennsgrove-nj.org/>
- Pennsville Township - <http://www.pennsville.org/>
- Pilesgrove Township - <http://www.pilesgrovenj.org/>
- Pittsgrove Township - www.pittsgrovetownship.com
- Quinton Township - <http://www.quintonnj.com/>
- Salem City - <http://www.cityofsalemnj.gov/>
- Upper Pittsgrove Township - <http://www.upperpittsgrovenj.org/>
- Woodstown Borough - <http://www.historicwoodstown.org/>

I. Overview

- A. This document updates and amends Salem County's 1999 Growth Management Plan while supplementing and integrating sections of its 2004 Smart Growth Plan (Delaware River and I295/NJ Turnpike Planned Growth Corridor).

The County is governed by a Board of Chosen Freeholders, which has met continuously in Salem City, the county seat, since 1694. Peaceful surroundings, coupled with a solid, diverse educational system, and distinct small-town communities, make Salem County a great place to live, to play, and prosper.

Located in the southwestern corner of the State of New Jersey, Salem County is bordered by Gloucester County to the north, Cumberland County to the east and south, and the Delaware River to the west (See Map 2). While only 15 minutes from Wilmington, Delaware and 35 minutes to Philadelphia, Salem remains by far the least populated county in New Jersey. In spite of its close proximity to these urban and regional centers, and major roadways such as the NJ Turnpike, I-295, US Routes 40 and 130, and NJ State Highways 45 and 49. According to the NJDEP 2012 LU/LC data approximately 12.55% of the County's land has been developed for residential, commercial, or industrial use which is a 2.55% increase from the 10% identified within the 2004 Smart Growth Plan. The remaining 87.45% of the County is dedicated to either farmland or environmental uses such as tidal and freshwater wetlands, lakes, ponds, and forests which represents a 2.55% decrease since the 2004 Smart Growth Plan was adopted (See Map 6).

This plan is linked to various laws, regulations, and codes including but not limited to the following (See Appendices A for general information on items 1-6):

1. County Planning Act (*N.J.S.A. 40:27-1 et seq.*)
2. Municipal Land Use Law - MLUL (*N.J.S.A. 40:55D-1 et seq.*)
3. Local Redevelopment & Housing Law – LRHL (*N.J.S.A. 40A:12A-1 et seq.*)
4. State Planning Act (*N.J.S.A. 52:18A-196 et seq.*)
5. Metropolitan Planning Organization – South Jersey Transportation Authority CFR Title 23, Part 450
6. Coastal Area Facility Review Act (CAFRA; *N.J.S.A. 13:19 et seq.*)

While agriculture is the mainstay of eastern and central sections, western Salem County remains home to industry and the County's major employers. For more than a century, E.I. DuPont de Nemours and Company (DuPont) formed the backbone of that industry. At its peak in 1917, DuPont reportedly employed 25,000 people. By the 1960's, DuPont Chambers Works was the largest chemical factory in the world and DuPont employed 25 percent of Salem County households. Since then, the manufacturing industry in the United States declined, as have the payrolls and outputs of DuPont and other companies in Salem County. Global competition and environmental regulations have led DuPont to relocate many of the site's business lines, cease operations of some altogether, and otherwise downsize its operation at the Chambers Works facility. The downsizing and reorganization of the DuPont operations and facility has resulted in diminished career and employment opportunities for area residents and business that work with DuPont. In 1999, the County's per capita income was \$20,874 or twenty three percent (23%) lower

than the State's per capita income of \$27,006. According to the 2009-2013 American Community Survey (ACS) 5-Year Estimates (Table B19301) the per capita income for Salem County had increased to \$28,772 or twenty percent (20%) lower than the State's per capita income of \$36,027. In 1999 only neighboring Cumberland County was lower than Salem, ranking them as the first and second lowest county per capita incomes in the State. According to the 2009-2013 ACS 5 year estimates Salem County per capita income is more than that of Atlantic (\$27,391), Cumberland (\$22,524), and Passaic (\$27,152) Counties.

The County for the most part has maintained its traditional industries and land use patterns. The original settlements were made in the western end of the County where a network of rivers, streams, and creeks feed into the Delaware River. Lumber and grain mills were established among the major creeks as early industry was supported by timber and agriculture (See Maps 11 & 12). Agriculture has played an important role in Salem County from the time it was inhabited by the Lenni Lenape tribe through the 17th Century arrival of the Swedes, Finns, and Quakers.

The County is approximately 223,437 acres in size, the approximate total land area of the County is 204,428 acres. Based on the data contained within the NJDEP 2012 Land Use/Land Cover (LU/LC) data, the agriculture land use category covers approximately 78,899 acres of the County (or 38.6% of the total land area). Approximately 37,173 acres of farmland within the County is preserved farmland and another 22,499 acres are preserved State and County Open Space. Farmland areas are largely concentrated in the rural central and eastern sections of the County (See Maps 7 & 9).

- B. Agriculture in Salem County: The 2012 Census for Agriculture for New Jersey (issued May 2014)¹ provides a wealth of data that provides a comprehensive overview of agriculture in New Jersey and Salem County. Between 1997 and 2012 the total number of farms in New Jersey decreased from 10,045 (856,909 acres) to 9,071 (715,057 acres), a loss of 141,852 acres of farmland (17% loss). During this period the Market Value of Agricultural products sold from New Jersey Farms increased from \$707,161,000 in 1997 to \$1,006,936,000 in 2012 (42.4% increase). Which represents an average per farm increase from \$70,399 to \$111,006 for the 15-year period (\$135,749 for Salem County farms). The average farm size in New Jersey decreased from 85-acres in 1997 to 79-acres in 2012. In 2012 there were 825 recorded farms in the County totaling 101,847 acres with an average size of 123 acres. The 2012 data shows Salem County contains the largest average sized farms of all the Counties in New Jersey. In 1997, According to the Census of Agriculture, more than \$67.9 million worth of agricultural products were grown and raised on the farms in Salem County. In 2012, this figure increased to just under \$112 million. The \$112 million was comprised of approximately \$94 million in Crops, including nursery and greenhouse crops & \$18 million in Livestock, poultry and their products. The market value of the agricultural products produced by Salem County farmers represents just over eleven percent (11%) percent of the State's total \$1.06 billion agricultural market.

¹ http://agcensus.usda.gov/Publications/2012/Full_Report/Volume_1,_Chapter_2_County_Level/New_Jersey/

In 2012 (of the data reported) Salem County ranked first in the State for value of sales in the following commodity or commodity groups:

Grains, oilseeds, dry beans and dry peas = \$37,251,000
Corn = \$20,294,000
Wheat = \$3,012,000
Soybeans = \$13,525,000
Barley = \$334,000
Cattle & Calves = \$1,783,000

The value of agricultural products sold directly to individuals for human consumption in Salem County in 2012 had a reported value of \$6,474,000 from 96 farms (it is interesting to note that in 2007 these figures were \$1,173,000 and 82 respectively). The value of products sold by Salem County farmers direct to individuals is significantly more than that of any other County in New Jersey. The next two highest reported values for agricultural products sold directly to individuals for human consumption in 2012 were \$3,867,000 for Gloucester County and \$3,842,000 for Hunterdon County.

- C. 2004 Smart Growth Corridor Plan: The intent and purpose of the 2004 Smart Growth Plan is to set forth a strategic plan for the western economic growth and development corridor. As a result of the N.J. State Plan cross-acceptance process, and approved revisions to the State Planning Area Map, a Planned Growth Corridor (Corridor) for Salem County has been delineated at the intersection of the Delaware River and major roadways, where water, electric, gas, sewer, solid waste disposal, and fiber optic infrastructure are already in place. The Corridor generally corresponds to following State Planning Areas Metropolitan (PA1), Suburban (PA2), and Fringe (PA3) of Pennsville, Carneys Point, Pilesgrove, and Oldmans Townships and Penns Grove Borough. (See Map 3)

Since 1996, Salem County officials, municipal representatives, business groups, and citizens have collaborated in numerous pre-planning workshops and forums to determine the future of the County. The two-part consensus of these cooperative planning efforts is that:

- 1) **Future Growth should be directed to the western end of the County, where infrastructure and major roadways already exist and can be relatively easily extended when needed, and**
- 2) **Growth in the eastern and central portions of the County should be contained to protect the traditional agrarian economy of that area.**

Quick Facts and General Notes

1. The County is approximately 223,437 acres in size, the approximate total land area of the County is 204,428 acres. See Appendices D.
2. Over 37,000 acres of farmland has been preserved in the County.
3. The Smart Growth Zone-Corridor is approximately 22,317 acres in area (10.92% of the total land within the County) and is located within the following five (5) municipalities. Carneys Point Township; Oldmans Township; Penns Grove Borough; Pennsville Township; & Pilesgrove Township. The five (5) municipalities above cover approximately 61,696 acres (30% of the County land area and have historically contained approximately 50% of the County population). The growth corridor contains in certain sections areas with regulated environmental features that can provide challenges to development.
4. County Vacant Land: There is approximately 23,766 acres of vacant land within the County according to 2012 MOD4 property tax data. Which represents 11.63% of the total land within the County. See note 5 below regarding wetland areas.
5. Of the 23,766 acres of vacant land within the County approximately 20,815 acres are shown to be impacted by NJDEP GIS wetland mapping, thereby leaving 2,951 acres vacant not shown to be impacted by NJDEP GIS mapping which represents just 1.94% of the total land within the County. Note: It is reasonable to expect that this number would change once wetland limits are confirmed through the wetlands delineation process.
6. Smart Growth Zone-Corridor Vacant Land: There is approximately 4,228 acres of vacant land within the Smart Growth Zone-Corridor which represents 18.95% of the Smart Growth Zone-Corridor.
 - a. Of the 4,228 acres of vacant land within the growth corridor approximately 3,838 acres are shown to be impacted by NJDEP wetland mapping, thereby leaving just 390 acres vacant not shown to be impacted by NJDEP GIS mapping which represents just 0.19% of the total land within the County (which is significantly less than 1% of the total land within the County).
 - b. The 4,228 acres of vacant land within the growth corridor is comprised of approximately 1,564 lots.
 - i. There are approximately 493 vacant lots within Carneys Point Township, 147 vacant lots within Oldmans Township, 314 vacant lots within Penns Grove Borough, 614 vacant lots within Pennsville Township, and 2 vacant lots within Pilesgrove Township.
 - ii. There are approximately 1,529 vacant lots within the growth corridor that are less than 25 acres in size.
 - iii. There are approximately 22 vacant lots within the growth corridor that are larger than 25 acres but less than 50 acres in size.

- iv. There are approximately 9 vacant lots within the growth corridor that are larger than 50 acres but less than 75 acres in size.
 - v. There are approximately 4 vacant lots within the growth corridor that are larger than 75 acres but less than 100 acres in size.
 - vi. There are approximately 5 vacant lots within the growth corridor that are larger than 100 acres in size.
7. Smart Growth Zone-Corridor Farm Qualified (Farm Q): Of the 22,317 acres within the Smart Growth Zone-Corridor, there are approximately 2,937 acres of Farm Q land that are not restricted from development and which represents approximately 13.16% of the Smart Growth Zone-Corridor.
- a. Of the 2,937 acres of Farm Q land within the Smart Growth Zone-Corridor approximately 982.28 acres are shown to be impacted by NJDEP GIS wetland mapping; , thereby leaving 1,954.72 acres not shown to be impacted by NJDEP GIS mapping which represents just 0.96% of the total land within the County (less than 1%).
 - i. There are approximately 246 Farm Q lots (not restricted from development) within the Smart Growth Zone-Corridor that are less than 25 acres in size.
 - ii. There are approximately 26 Farm Q lots (not restricted from development) within the Smart Growth Zone-Corridor that are larger than 25 acres but less than 50 acres in size.
 - iii. There are approximately 9 Farm Q lots (not restricted from development) within the Smart Growth Zone-Corridor that are larger than 50 acres but less than 75 acres in size.
 - iv. There are approximately 2 Farm Q lots (not restricted from development) within the Smart Growth Zone-Corridor that are larger than 75 acres but less than 100 acres in size.
 - v. There are approximately 1 Farm Q lots (not restricted from development) within the Smart Growth Zone-Corridor that are larger than 100 acres in size.

D. Quality of Life and Balanced Land Use:

- i. In an age of urban sprawl, Salem County stands out as an unspoiled oasis with a genuine, “*down-home country*” feel that pervades every facet of the county. The agricultural, historical, and cultural characteristics are surpassed only by the people here who work as a team to preserve and enhance the features that make Salem County great.
- ii. Much like times past, Salem County is still a place of open space and production making it attractive to residents seeking a peaceful rural setting, the agricultural industry, and business developers alike. While approximately 38.6 percent of the land in the County is under active farm cultivation, home builders are continually seeking green field development opportunities while non-residential developers are looking to capitalize on areas generally already served by area infrastructure. The County has immediate access to the national transportation network and has available land for infill development, redevelopment, and new development that provides economic opportunities to existing and new residents and investors.
- iii. “Sprawl” development within the County is commonly identified within local planning and County planning documents as the greatest challenge to maintaining the quality of life enjoyed by County residents.

The problems associated with this type of greenfield development is generally not related to an increase in population, rather the sprawl of certain new development (including large scale and small residential subdivisions) into the County’s rural, undeveloped areas can negatively impact the region by 1) Undermining the rural character of the County; 2) Increase the cost of providing certain infrastructure and services and often precludes others, such as mass transit and public sewer and water; & 3) Can have a negative impact on the County’s sensitive natural features (including agricultural soils), active farming operations and historic sites.

The County will continue efforts to preserve the quality of life for future generations and residents through active use of available planning tools which at present primarily involves Farmland & Open Space Preservation activities.

- iv. The County supports and encourages all its municipalities to regularly review their municipal Master Plans, Ordinances, annual Planning and Zoning Board reports, and any changes to the Municipal Land Use Law that may enable or enhance local preservation and economic growth opportunities. Required local Master Plan Reexamination Reports are a great planning tool that can provide a road map for necessary changes and updates to a local master plan and ordinances that will enable a municipality to advance locally established visions and goals. Outdated Master Plans and Ordinances; vague land use ordinances, definitions, and checklists all have the potential to hinder, frustrate, or even prevent the type of development a municipality would want to occur within their borders. An easily understood local ordinance book has the ability to facilitate business development, prevent unexpected costly problems from arising, while enabling

economic development through the provision of a clear, consistent and easily understood stable process for all land owners to navigate.

- v. As part of this plan update and amendment the County encourages municipalities to explore the preservation opportunities associated with implementing **noncontiguous clustering** as enabled and clarified with the adoption of the Clustering Act amendment to the MLUL (July 7, 2013). The amendment provides municipalities with more effective, fair and affordable tools to plan for livable neighborhoods and districts while preserving farmland, open space and historic sites.

Clustering allows municipalities to permit compact development that results in the simultaneous preservation of open space, farmland, historic sites or other resources. The MLUL now authorizes municipalities to implement two variants of cluster development:

- 1) Contiguous cluster: A parcel or set of adjacent parcels is developed as a single entity;
- 2) Noncontiguous cluster: A set of non-adjacent parcels is treated the same way.

In both options, the combined development potential from the parcel or parcels is concentrated in a growth area(s) that is developed more intensely, and the remaining land is permanently preserved.

Additional information on this new preservation planning tool now available to municipalities can be found on the New Jersey Future website below.

<http://www.njfuture.org/issues/environment-and-agriculture/land-preservation/tdr-clustering/noncontig-cluster-development/>

- E. Growth and Preservation a brief history: In 1992, the State Planning Commission completed and adopted the New Jersey State Development and Redevelopment Plan (State Plan) which identified environmentally sensitive areas and recommends that new development be channeled into identified “growth centers”. This objective of this dual approach of growth management and land conservation planning is to achieve the goals of protecting valued natural resources and minimizing the cost of providing the infrastructure (public sewer, water, roads, etc.) and services (such as police and fire protection) needed to support development.

The State Plan was developed with the assistance of the municipalities, the County Planning Board and private organizations (e.g., environmental groups) who helped shape the State Plan map for the County and identify growth centers. During the 1997 to 2001 phase of the State Plan reexamination process (referred to as “cross-acceptance” CA-2), the County, municipalities and others revised and refined the State Plan map and policies to reflect the changing needs. In 2012 the Office of Planning Advocacy proposed a new draft State Strategic Plan for adoption (see subsection I of this report).

In addition to the State Plan, numerous other State agencies and regional State and local organizations such as the Delaware Estuary Program, the New Jersey DEP Coastal Facility Review Act (CAFRA), the New Jersey Conservation Foundation and local groups such as the Riverkeepers and Maurice River Watershed Association, have identified land use and environmental problems in the County, and responded with their own plans, strategies and recommendations. Note: The CAFRA area covers approximately 40,920 acres of the eastern section of the County (See Map 8).

The Salem County Comprehensive Plan and County planning in general attempts to coordinate these various plans and programs.

The following references are from pages 7-8 of the Final Cross Acceptance Round III Report of 01/05/2005 as prepared by Ron Rukenstein, PP, AICP.

“...the SPC agreed with Salem County’s position that future development should be encouraged and channeled into this western ... in an effort to preserve the open space, agricultural lands, and rural character of the remainder of the County”.

“In particular, the SPC was impressed by Salem County’s unified vision for growth management. Since 1996, Salem County and municipal leadership have participated in economic development conferences and collaborated with business groups and people interested in the future of the County. The consensus of these efforts is that future growth should be directed to the developed areas of the County, where it is supported by existing infrastructure and major roadways, and should be managed to embrace the traditional agricultural nature of the County”.

“This vision is consistently represented throughout the County Master Plan. The Growth Management Element of the County Master Plan encourages concentrating development within developed areas, preserving open space, and maintaining the County’s rural character and the community character of rural towns and villages. The Agriculture Development Board specifically excludes the developing I-295 corridor from the County’s 188 square mile Agriculture Development Area, and these areas do not show up as prime farmlands in the Office of State Planning database. The County’s Economic Development Plan details the need to enhance and sustain rural environments, encourage agribusiness and tourism, and focus future development efforts to those areas most suited to or capable of growth”.

“The award winning Growth Management Plan also represents a commitment to hold the eastern most limit of Fringe Planning Area to the boundary line agreed upon by the County and State Planning Commission”.

F. Opportunities and Advantages: Salem County has many positive features and advantages that are valued by those who live, visit, and work in the area, those features and advantages include:

- i. An award winning farmland preservation program that is one of the most successful in the State of New Jersey that involves a cooperative effort between local municipalities, non-profit groups, County, State and Federal Government.
- ii. It is relatively rural, agrarian, and open.
- iii. It has numerous unique rural villages, each having a sense of place and identity
- iv. It has abundant natural features and areas of historic significance.
- v. It has an evolving agricultural economy that is supported by a tough adaptable group of farmers that are faced with increasing challenges associated with everything from operating agricultural uses in one of the most densely populated states in the Country, changing International, State, Federal, and local regulations that impact operations, and climate change.
- vi. It has a designated growth corridor that includes a concentrated urban area served by infrastructure, including public sewer and water, major highways (I295, and the New Jersey Turnpike) and mass transit. (Reference 2004 Smart Growth Plan).

Salem County residents and visitors enjoy over 37,000 acres of agricultural land that has been successfully preserved throughout the County over the last few decades (Note: at the 2013 Governors Environmental Excellence luncheon, Salem County received the Land Conservation Award for its proven commitment to farmland preservation).

G. Population Changes: Over the past few decades the County has experienced modest population growth. According to the U.S. Census Bureau between 1980 and 2010, the County resident population grew by 1,407 residents or a 2.1755% increase (64,676 to 66,083). See Appendices C and Map 5.

The South Jersey Transportation Planning Organization (SJTPO) 2030 Demographic Forecasts (June 2006, Page 44) for Salem County includes the following statement, “*The projected growth patterns in Salem County indicate large changes in a county that has been stagnant for over 30 years. While the population growth shown in MAP 7 is forecast to be a slow 7.3%, the employment growth pattern shown in MAP 8 is projected to become much more like the region’s at 22.2%. However, the number of new jobs expected from 2007 – 2030 is relatively small at approximately 4,500*”.

The U.S. Census Bureau 2014 Annual Estimates of the Resident Population: April 1, 2010 to July 1, 2014 (Table PEPANNRES) estimates the County population on July 1, 2014 to be approximately 64,715 residents (which is close the population recorded in the 1980 Decennial Census).

The 2014 Salem County Wastewater Management Plan (WMP-09/2014) contains chapters for each municipality within the County, general population projections for years 2020; 2030; & 2040 are included within each chapter (SJTPD projections are generally used for the projections listed within the WMP). When the population projections for each municipal chapter are combined, the WMP estimates the County population to increase as follows 2020: 70,452 residents; 2030: 74,727 residents; & 2040: 79,133 residents.

Although the projections contained within the 2014 WMP are less than two years old at this time, based upon the 2014 Annual Census estimates it can be concluded that the County will experience less population growth than is cumulatively projected within the WMP in the coming years.

It is important to note that local municipal zoning, rehabilitation and redevelopment efforts which are enabled under the Municipal Land Use Law (MLUL) and Local Redevelopment and Housing Law (LRHL) can have a significant impact on population and employment at the local level (See Map 4 & Appendices C). Municipal zoning and redevelopment efforts play a major role in population and employment growth opportunities. The MLUL (Master Plan and Ordinance process) and LRHL (Rehabilitation and Redevelopment) provide the necessary planning tools to enable municipal lead growth, preservation where appropriate, and balanced land use techniques to be implemented in both reactionary and proactive means; thereby facilitating the realization of both short term and long term municipal goals. Salem County assumes that New Jersey will continue to be a “*Home Rule State*” where the local governing body directs and controls land use.

See Appendices C and Map 5 for Salem County historic U.S. Census data and WMP population forecasts.

H. New Jersey State Planning Act:

- i. The 04/01/2001 State Development and Redevelopment Plan, page 7 (which this Growth Management Plan is in part structured upon) “*General Plan Strategy*” is to “*Achieve all the State Planning Goals by coordinating public and private actions to guide future growth into compact, ecologically designed forms of development and redevelopment and to protect the Environs, consistent with the Statewide Policies and the State Plan Policy Map*”. The State Plan Policy Map “*Identifies areas for growth, limited growth, agriculture, open space, conservation and other appropriate designations as required by the State Planning Act*”.

New Jersey’s State Plan 04/01/2001, page ix, “*including its State Plan Policy Map (Policy Map), is used to guide municipal, county and regional planning, state agency functional planning and infrastructure investment decisions. It is not appropriate to use the State Plan directly to formulate codes, ordinances, administrative rules or other regulations. Such regulations should be formulated to carry out the master and functional plans of the responsible agencies*”.

- ii. At the end of 2011 the State released the proposed for adoption “*Final State Strategic Plan: NJ’S State Development and Redevelopment Plan*” (Proposed draft for Adoption by resolution 2011-08 dated 11/14/2011) if adopted this would update the 2001 State Plan (Note: the resolution adopts the draft document as a final draft of the plan and is not a resolution approving the document as the new State Plan). The final draft document is titled “*State Strategic Plan: New Jersey’s State Development & Redevelopment Plan*” and can be downloaded from the Department of State: Office of Planning Advocacy website. <http://nj.gov/state/planning/index.html>

The draft State Strategic Plan is the proposed revision to the 2001 State Development & Redevelopment Plan and sets forth a vision for the future of New Jersey along with strategies to achieve that vision. The draft State Strategic Plan identifies past hurdles and challenges to coordinating the various laws, regulations, and agencies involved in land use decisions in the State of New Jersey. The draft plan includes but is not limited to the following statements:

“This Plan meets the intent and requirements of the State Planning Act (N.J.S.A. 52:18A-196-1, et seq.) (the “Act”) and also complements on-going efforts to cut red tape and lower the cost of doing business in New Jersey”.
(Page 1)

“A key distinction of this Plan is its focus on providing incentives for appropriate growth and not placing additional financial burden on local governments through unfunded mandates or duplications in government services. The Plan also prioritizes protecting and preserving open space as

critical components while recognizing well-planned “greenfield” development may be necessary at times. A balanced approach to growth and preservation and protection of resources can deliver economic return and environmental benefits for all residents.” (Page 1)

“While this Plan outlines priorities for development and redevelopment, it is not a substitute for existing municipal or regional planning and zoning authority or a top-down approach seeking compliance with a statewide land-use plan. Implementation of the Plan is voluntary and not intended to be the basis for taking private property for a public purpose, which would require due process and compensation as outlined in the U.S. Constitution and in the New Jersey State Constitution”. (Page 1)

“Development patterns show that merely having a statewide plan has not resulted in effectively mitigating sprawl in New Jersey’s sensitive planning areas nor stimulated development and redevelopment in urban centers and other areas planned for growth”. (Page 2)

“Under past State planning efforts, sound and integrated statewide planning and coordination with local and regional governments was not fully achievable because State agencies and departments existed in legislative, functional and regulatory silos. Existing linkages between the State Planning Act, the 2001 State Plan and the State Planning Rules, as well as enabling statutes and regulations of State departments and agencies, were cumbersome and not fully understood even at the State level”. (Page 2)

“Public and private development projects were caught in conflicting State regulations. Local governments found it difficult to plan for growth due to constantly changing rules and standards. Towns often chose a path of inaction or allowed for unplanned development to avoid the expense of adopting plans and ordinances”. (Page 2)

“The initial intent of the State Plan Policy Map was to give the goals and policies of the State Plan a geographic context. However, the State Plan Policy Map became a land use regulation tool due to subsequent links established between the map and regulatory programs. As a result, essential local and regional planning priorities, such as public facilities and economic growth, often were stalled in complex regulatory conditions”. (Page 2)

“While center-based development was, and remains, a preferred development pattern of the State Plan, the regulatory process that was created to “designate” centers failed to recognize that centers exist regardless of whether they are designated. Further complicating matters is that existing regulations include a sunset provision for center designation. The result is that many true centers around the State are not currently designated as such”. (Page 2)

“Current State Planning Rules require that centers are designated through a complex and expensive process known as “Plan Endorsement.”¹ The intention of Plan Endorsement was to provide private and public development projects in designated centers a streamlined regulatory path and preference for funding for such things as infrastructure. These benefits, however, have not truly materialized. To date, only 17 municipalities and three “regions” have approved petitions. Stakeholder input suggested a minimum cost of \$100,000 to receive Plan Endorsement with costs in some cases escalating to over \$300,000. State funding previously available to offset some of this expense is no longer available”. (Page 2)

“Feedback through cross acceptance revealed overwhelming agreement that previous attempts to align State government using the mechanism of the Commission and the existing implementation tools failed. This failure was not a failure of vision but of implementation, high-level support and a lack of authority”. (Page 30)

“Throughout the process of developing this Plan, one message was clear: New Jersey’s past framework for statewide “land use” planning did not achieve the desired results. An integrated approach to workforce, physical and economic development in concert with strategic preservation and protection of natural resources is necessary and long overdue”. (Page iv)

“Regardless of cause, the effects of unaligned government agencies on New Jersey’s planning efforts are real, and could ultimately result in discreet costs passed on to consumers and taxpayers. Conflicting State requirements and regulations make it difficult for local governments to effectively plan and zone. Private property owners often face unpredictable and changing conditions as they pursue the highest and best use of their land under current laws and regulations. This Plan’s framework has a “horizontal” implementation (coordination between State agencies) and a “vertical” implementation (coordination with municipal, county, regional entities and MPOs). Executive Branch leadership will work with municipal, county, regional planning entities and the regulated community, to find planning solutions through programmatic, regulatory and, when appropriate, legislative reform. OPA will serve as the professional support needed to move the process of alignment forward at the direction of the offices of the Governor and the Lieutenant Governor”. (Page 30)

“This will include actions such as the alignment of functional plans of agencies and the regulations that flow from these actions, and identifying available fiscal resources and ensuring they are being spent consistent with this Plan. Ultimately, a scorecard system will be developed to facilitate voluntary alignment of local land use plans and policies with this Plan”. (Page 31)

“The Commission and OPA will provide needed flexibility as provided under the State Planning Act rules during the transition and development of “Agency Implementation Plans” and the revisions to the State Planning Rules that will enable the new criteria-based system to be put in place”. (Page 35)

“The Policy Map for the 2001 State Development and Redevelopment Plan remains in effect throughout the transition to the new criteria-based system described in this Plan”. (Page 17)

“In lieu of including static geographic maps within this Plan, a dynamic, web-based tool managed by the State called the Site Evaluator will be enhanced and utilized as the official State portal for plan-related geographic information. This geographic information can be utilized to support and create up-to-date localized planning maps”. (Page 17)

“In collaboration with partners, OPA will work with local governments to identify amendments to the County Planning Act to better position county government to partner with municipalities to meet existing responsibilities under the Municipal Land Use Law (MLUL) in more efficient and cost-effective ways”. (Page 26)

As of the date of this County Growth Management Plan, the 2011-2012 State Strategic Plan had not been scheduled for final adoption. The draft plan does not specifically identify what amendments to the County Planning Act would be proposed in future. It is assumed by the County that the State may propose additional amendments to the draft State Strategic Plan prior to its adoption and continue the public input and outreach process prior to adoption. It is recommended that the County of Salem will continue to be an active participant in the development and refinement of the State Plan (as it evolves) and will continue to work with local municipalities and stakeholders to achieve identified goals and objectives.

II. GOALS AND OBJECTIVES

GOALS

1. Promote economic development in appropriate locations.
2. Encourage job growth for County residents.
3. Provide necessary services and infrastructure for public health and safety.
4. Preserve and protect the County's valued resources including air and water quality, agricultural lands, historic areas, natural features such as floodplains, wetlands, woodlands, wildlife habitat areas, greenways, and scenic views.
5. Promote the growth and revitalization of urban and developable areas.
6. Maintain the community character of rural towns and villages.
7. Maintain the County's rural character.
8. Preserve open space.

OBJECTIVES

The Salem County Growth Management Plan focuses on achieving stated goals and is guided by the following objectives:

1. Projected population should be accommodated within the County. The intention of the Plan is to manage and direct (not limit) growth.
2. Growth should be encouraged to occur in the County's existing developed urban areas and rural communities in order to utilize existing infrastructure and minimize the cost of providing new infrastructure and services. These targeted growth centers should be supported and enhanced to attract growth by all levels of government.
3. The location of sensitive natural and historic areas should be considered in the process of planning for growth centers.
4. Areas currently planned and zoned by municipalities for single use centers such as industrial/commercial development should be included in the County Plan.
5. Agriculture is viewed as a natural resource and an important industry in Salem County.

III. County Plan Map

The County Growth Management Plan (See Map 1 and Appendices B) shows the areas recommended for development (Locally Designated Centers and Smart Growth Zone-Corridor) and preservation (or low-density development). This plan represents a critical element of the overall County Plan. The structure of the Plan Map is based on the 2001 State Planning Area Map, although the County Plan provides more detail or additional levels of information than the State Plan. The Growth Management Plan is intended to be a representation of a shared vision between Salem County and the fifteen (15) municipalities within County limits. Locally Designated Centers within this plan are areas where the local municipality has indicated to the County they envision growth to occur. Municipalities are encouraged to periodically review these areas and to report any changes to the County so that the mapping herein can appropriately reflect the local Master Plan vision. The Growth Management Plan is not a regulatory land use tool, but rather a graphic representation of areas within the County where goals for growth and preservation are intended to be realized. The Smart Growth Zone-Corridor identified on the Growth Management Map is largely based upon State Planning Areas 1 & 2. Many years have passed since the adoption of the 2001 State Plan and the County 2004 Smart Growth Plan and over time new mapping and information have become available. It is important to note that although the Smart Growth Zone-corridor is shown on the map for illustration purposes with a boundary line, it is not the intent of the line to specifically limit smart development to only one side of the line. Smart Growth Development may as appropriate occur beyond the general area delineated on the map. As every location is different and smart development responds to local conditions and site constraints this plan recognizes that Smart Growth may and can occur beyond the general areas shown on the map. Oldmans Township is an example of where Smart Growth has the potential to occur on either side of the Smart Growth Zone-Corridor line; there is a section of town where the State Plan proposed village of Pedricktown includes both Suburban-PA2 and Rural-PA4 planning areas; whereas the general limits of the Smart Growth Zone-Corridor are often the PA2 limits. It is the goal of this plan to encourage development within the Smart Growth Zone-Corridor and preservation within the County Agricultural Development Area.

State Planning Areas and the County Growth Management Plan

The State Development and Redevelopment Plan is intended to provide a balance between growth and conservation by designating planning areas that share common conditions with regard to development and environmental features:

Areas for Growth: Metropolitan Planning areas (Planning Area 1), Suburban Planning Areas (Planning Area 2) and Designated Centers in any planning area.

Areas for Limited Growth: Fringe Planning Areas (Planning Area 3), Rural Planning Areas (Planning Area 4), and Environmentally Sensitive Planning Areas (Planning Area 5). In these planning areas, planning should promote a balance of conservation and limited growth - environmental constraints affect development and preservation is encouraged in large contiguous tracts.

Areas for Conservation: Fringe Planning Area (Planning Area 3), Rural Planning Areas (Planning Area 4), and Environmentally Sensitive Planning Areas (Planning Area 5).

The County Growth Management Plan which is in large part structured on the State Planning Areas above also includes the following overlays:

1. County Smart Growth Zone-Corridor
2. Major Stream Corridors.
3. CAFRA - (Coastal Area Facility Review Act) - the coastal area of the County which is defined and regulated by the Department of Environmental Protection (DEP)
4. County Agricultural Development Area - (ADA) The region identified by the County Agricultural Development Board as a high priority area for farmland acquisition

IV. SALEM COUNTY GROWTH CENTERS AND ENVIRONS

Existing and proposed planned “Growth Centers” (which may change from time-to-time) supported by local municipalities provide opportunities to facilitate and/or accommodate development within defined boundaries set by the local approving authority. The County contains three (3) State recognized designated centers at the time of this documents publication. Salem City is a designated regional center, Woodstown Borough and Elmer Borough are designated towns.

The County will work with municipalities to include proposed planned Growth Centers within this Growth Management Plan as it is updated in the future. The County encourages municipal efforts that 1) rehabilitate and redevelop areas in need of redevelopment within the areas designated for growth and 2) balance new and redevelopment projects with preservation goals (which can be achieved through non-contiguous clustering). This plan update does not propose changes to the proposed centers that were included in the 1999 plan; however, municipal outreach has been performed as part of this plan update that has requested municipalities provide input on proposed center locations and changes.

An existing center has development within its boundaries although the proposed “growth boundary” of the center may include more than this developed area. A planned or future center (identified as a dot in Figure 1) has no defined boundary, and may encompass little or no development (it is anticipated that it may eventually evolve into an existing center). To this date, all Salem County centers as further described below other than Woodstown and Elmer Boroughs are proposed, meaning that they have not yet received official “designated” status from the State.

An important aspect to the State Planning process is the concept of center designation and plan endorsement. The designation of centers by the State Planning Commission means that they and all State Departments officially “recognize” or acknowledge the boundary of that identified center. Due to the new direction established within the new current final draft State Strategic Plan, the future of center designation and plan endorsement remains unclear; however, what is expected to continue is an ongoing

planning and permitting issues that require coordination between all levels of government and stakeholders.

Within the scope of the Salem County Plan, the hierarchy of centers are as follows:

- Urban Area - The Metropolitan Planning Area can be viewed as an “urban center”
- Regional - The County seat (Salem City) and its contiguous extension of development into Mannington Township (along NJ45)
- Town - Small urban areas (Elmer and Woodstown Boroughs) and their fringe area
- Villages - Compact, primarily residential communities that offer basic consumer services to residents within and near these communities (For example: Alloway and Quinton Village).
- Hamlets - Small, rural communities that are primarily residential but which offer limited convenience goods and community activities. (For example: Elk Terrace community in Quinton Township).
- Single Use Centers (Nodes) - Primarily existing or zoned industrial/commercial areas identified on the map to show their relationship to the centers listed above.

The County (and State) Plan proposes to achieve its goals and objectives by identifying and enhancing growth centers and by preserving (through various means) the general environs and important natural resources. This not only helps to preserve the environment and open space, but also should result in the cost-efficient provision of services and infrastructure.

From the State’s perspective, the County Plan is part of (or an overlay to) the State Plan, taken to another level of detail (i.e., with respect to the identification of growth centers and areas to be preserved or protected). This is also true of a State-endorsed municipal land use plan that, though more detailed than either the State or County Plan, is an overlay to both.

During the prior cross-acceptance process (1997-2000), municipalities, at the request of the County and State, reviewed and responded to the 1992 SDRP Planning Area map, and identified their growth centers based (with some exceptions) on existing development patterns. They also identified general areas (environs) that they felt should be set aside for preservation or low-density development. Both the County and State Planning Commission worked with the municipalities to shape and refine the 1999 growth management plan. As noted above, this plan update does not propose changes to the proposed centers. The County anticipates that when the State finally adopts a new State Plan it will include a more user friendly process of communication and planning coordination among local municipalities, County and State.

Protection of County Environs: The “Environs” of the County are defined as the area outside of the Metropolitan, Suburban and Fringe Planning Areas and proposed and designated centers. Within this generally defined area, they can also be perceived as and divided (for purpose of directing various types of conservation efforts) into the Agricultural Development Area and environmentally sensitive and important natural areas. Furthermore, in coastal counties such as Salem, the environs also include the CAFRA area. The various levels or layers of planning and conservation areas are discussed below:

Rural (PA4a): This area, encompassing the central portion of Salem County, includes most of the County’s prime farmland.

Environmentally Sensitive Rural (PA4b): In Salem County, the State Plan has classified the Maurice River watershed and a relatively small area along Oldmans Creek as Environmentally Sensitive Rural. From an implementation perspective (keeping in mind that that neither the State nor County Plan are regulatory), this classification necessitates less severe protective measure than does the “Environmentally Sensitive” Planning Area, and it does recognize and encourage agricultural development and preservation. During the cross-acceptance process, the State approved a request of the County and Upper Pittsgrove Township to expand their PA4b area to their western border (all of Upper Pittsgrove and Pittsgrove Townships are now classified as PA4a or PA4b).

Environmentally Sensitive PA4a: In Salem County, this classification primarily encompasses tidal wetlands along the Delaware River. Within the Environmentally Sensitive Rural PA, it also includes freshwater wetlands and stream corridors. Much of this land is not suited for development and is protected by DEP regulations (including CAFRA).

CAFRA: There are seven (7) municipalities at least partially within the CAFRA area - Quinton, Elsinboro, Lower Alloways Creek, Mannington, Pennsville and Carneys Point Townships and Salem City. (See area in Map 1). CAFRA regulations require review of major developments occurring within this area, and are based on centers concept (i.e., higher development intensity is permitted in centers).

Agricultural Development Area (ADA): The ADA serves as an important overlay to the County Plan and indicates the extent of the County environs targeted for preservation. Excluding centers, this area encompasses roughly 188 square miles. The following references are from the Reference 08/2008 Salem County Open Space & Farmland Preservation Plan.

“The mission of the Salem County Agricultural Development Board in implementing the Farmland Preservation Program is to protect quality farmland and support the local agricultural economy. The Board seek to preserve farms that are highly productive due to their tillable land, soils, proximity to other preserved farms, size and continued viability”. Page 1-1

“Roughly 45% of the County’s total soil resources are considered prime agricultural. However, the Salem County Agriculture Development Board (CADB) specifically excludes most of the I-295 Corridor from the County’s 188 square mile Agriculture Development Area (ADA). The ADA is a designation made by the Salem CADB citing land that has potential for long-term agricultural viability”. Page 2-4

The Salem County Agriculture Development Board (CADB) developed the Salem County Agriculture Development Area (ADA) lines based on both statutory and county criteria. Four statutory and five county criteria helped to determine the ADA. The ADA is a designation citing land that has potential for long-term agricultural viability. This agricultural use would be preferred, but not exclusive. Within these requirements, the Salem CADB noted three exceptions. The criteria for land to be part of the ADA and exceptions to these criteria are listed below:

Statutory Criteria:

1. The land must be agriculturally productive or have future production potential. Also, zoning for the land must permit agriculture or permit it as a nonconforming use.
2. Suburban and/or commercial development must be reasonably non-existent in the proposed ADA area.
3. The land must comprise no greater than 90% “of the agricultural land mass of the County.”
4. Any attributes deemed appropriate by the Board must also be incorporated.

County Criteria:

1. The ADA must consist of a minimum 500 acres of contiguous land that is farmland assessed. (Contiguous means the properties must share at least a portion of a property line. However, public and utility right-of-ways should not be considered. For example, if two properties are separated by a public road, they are still considered contiguous.)
2. Soils within the ADA should be of class I and II as designated by the U.S. Department of Agriculture (U.S.D.A.) Soils Classification System.
3. ADA land should not be closer than 500 feet to existing accessible public sewer lines.
4. Borough, Town or City land shall not be eligible for inclusion, with the exception of Woodstown and Elmer Boroughs.
5. If land has been given final approval by a planning board for non-agricultural use, it may not be included in the ADA.

Exceptions:

1. If there is a significant cluster of commercial farms that have been excluded from the ADA, some criteria that excluded these lands may be waived so that the land may be included within the ADA.
2. If the soil of a land is exceptionally agriculturally productive and that land has been excluded from the ADA based on other criteria, some of these criteria may be waived so that the land may be included.
3. If a landowner or landowners meet the eligibility to form an agricultural district but were excluded from the ADA, these owners may request reconsideration for inclusion.

V. Plan Implementation and Growth Management Strategies

Implementation of this Plan may at some point require State endorsement/approval of the County Comprehensive Plan, municipal plans and ordinances. When the State adopts the new State Strategic Plan, it is recommended the County and municipalities review and consider any advantages and/or benefits (priority for grants, etc.) that result from endorsement/approval and plan alignment.

This plan may need to be amended in the future when a new State Plan is adopted. The current final draft State Strategic Plan includes a shift away from the old plan endorsement process while recognizing the statutory requirement to “*identify areas for growth, agriculture, open space conservation and other appropriate designations.*” The draft State Plan contains a new section on “*Investment Areas*” and proposes to address the statutory requirement “*through a criteria-based identification of areas for related investments*”. The draft State Plan identifies four (4) types of “*Investment Areas*”. Salem County does support Goal 2 of the draft State Plan which includes; “*Goal 2: Effective Regional Planning... Guide and inform regional planning, enabling each region of the State to experience appropriate growth, preservation and protection based on its assets and desires*”. When the State Plan is finalized and adopted, it is anticipated the County may work with the appropriate Municipal and State agencies to identify growth and preservation Investment Areas. It is assumed by the County that the State would recognize and agree the County Smart Growth Zone-Corridor would be primarily designated as a Priority Growth Investment Area. In addition to the Corridor it is assumed that if Salem City, Elmer and Woodstown Borough supported maintaining their State approved Center designations they also would be designated as a Priority Growth Investment Area. With the exception of proposed centers within the County Agricultural Development Area (ADA) it is assumed the ADA would receive Priority Preservation Investment Area classification.

The following noteworthy sections (pages 16-18) of the draft State Plan provide guidance concerning the new direction the State is taking and outlines a process that may be undertaken in the future by the County and its municipalities concerning the four (4) “Investment Areas” (See Appendices 4.B. for a general definition of Investment Areas 1-4).

“The State Planning Rules will formally establish criteria and a process to identify areas that meet the following four designations”:

1. Priority Growth Investment Area
2. Alternate Growth Investment Area
3. Limited Growth Investment Area
4. Priority Preservation Investment Area

“To assist local and regional governments in analyzing the viability of these four investment areas, the State must continue to maintain and improve statewide mapping including the most up-to-date information on infrastructure, such as

water, wastewater, roads, transit, energy transmissions, fiber optics and communications, and significant regional facilities. The State must also consider critical natural resources located in these areas and understand how those resources either support growth through contributions to livability factors or limit growth to provide environmental protection”.

“The new criteria-based system will support implementation of the strategic framework and will encourage connections with existing or new county/regional plans with this Plan. The State Planning Commission will work with Regional Planning Entities, counties and municipalities to ensure that current regional planning efforts are respected to the greatest extent feasible”.

“The Policy Map for the 2001 State Development and Redevelopment Plan remains in effect throughout the transition to the new criteria-based system described in this Plan. During this transition, the Commission will judiciously exercise its existing authority to make technical changes and updates that result from the approval of Plan Endorsement petitions”.

“Identifying Areas for Growth and Preservation: The State Planning Commission may approve requests for additional areas to be recognized within the four designations identified above. To accomplish this, the State Planning Commission will adopt rules with requirements and an approval process for county requests. The rules to add new areas will require counties to work with municipalities to tailor criteria to individual circumstances/projects and identify solutions to resolve conflicts if any exist. Municipal endorsement of a county request must be achieved prior to State Planning Commission consideration. If counties choose not to serve this function, the rules will allow municipalities to engage directly with the State Planning Commission. In areas where compliance with a plan or rule of a regional planning entity is required, the approval of the regional planning entity will be required”.

Implementation of the Growth Management Strategies-Vision involves but is not limited to the following:

1. Continuing and enhancing the County award winning Agricultural preservation program.
2. Implementing strategies to direct and attract development to growth areas.
3. Smart development, redevelopment, and rehabilitation of areas within the Smart Growth Zone-Corridor and municipally designated Centers to allow them to function as viable growth areas that will contribute to the local and regional economy while improving the quality of life for all.
4. Working with non-profit groups to preserve appropriate areas of Open Space.
5. Promoting the use of Noncontiguous Clustering as a way to develop “smart” while preserving farmland, open space, or historic resources without the use of tax payer funds.

The revised MLUL provisions give municipalities the clear legal authority to designate growth areas and preservation areas, and also streamlines implementation.

6. Conservation Subdivision Design - A variation of the “clustering” approach in which the focus is the identification and preservation of special and desirable natural features in the subdivision (in addition to the obvious “critical areas” such as floodplains and wetlands) including woodlands, wildlife habitat areas, greenways, and scenic views.
7. Wastewater Management Plan - identifying centers to be sewerred or served by an alternative wastewater treatment system (e.g., package treatment plant)
8. Community or downtown revitalization plan - that guides the improvement of centers (e.g., streetscape improvement, park development of parks and recreation areas)
9. Municipal Master Plans and Ordinances that clearly define the local vision and that establish easily understood processes and standards so that all potential developers, entrepreneurs and businesses can plan effectively and efficiently.
10. Municipal Open Space and Farmland Preservation Plans - which show areas targeted for preservation in the environs and, specifically, around the municipal centers.
11. Municipal Economic Development Plans: An economic plan element considering all aspects of economic development and sustained economic vitality, including (a) a comparison of the types of employment expected to be provided by the economic development to be promoted with the characteristics of the labor pool resident in the municipality and nearby areas and (b) an analysis of the stability and diversity of the economic development to be promoted.
12. Transportation Planning - focusing on reduction of traffic hazards, congestion and other transportation-related problems that detract from the quality of life in the centers.
13. Transfer of Development Rights (TDR) - is currently not permitted outside Burlington County. However, the Municipal Land Use Law specifically permits a variation of TDR that can be applied locally.
14. Watershed-based Planning: The watershed, which may encompass several municipalities, can be a focal point for comprehensive, cooperative planning. The character and health of the watershed provides the basis for coordinating land use, determining sustainable growth capacity, and implementing voluntary and mandatory protective measures. Watershed-based planning attempts to reduce negative impacts that can result from planning decisions made in isolation by one community. This approach also requires a strong, grass-roots educational component so that residents will adopt voluntary practices and understand the need for regulatory restrictions to reduce non-point sources of pollution within the watershed. (See Map 10)

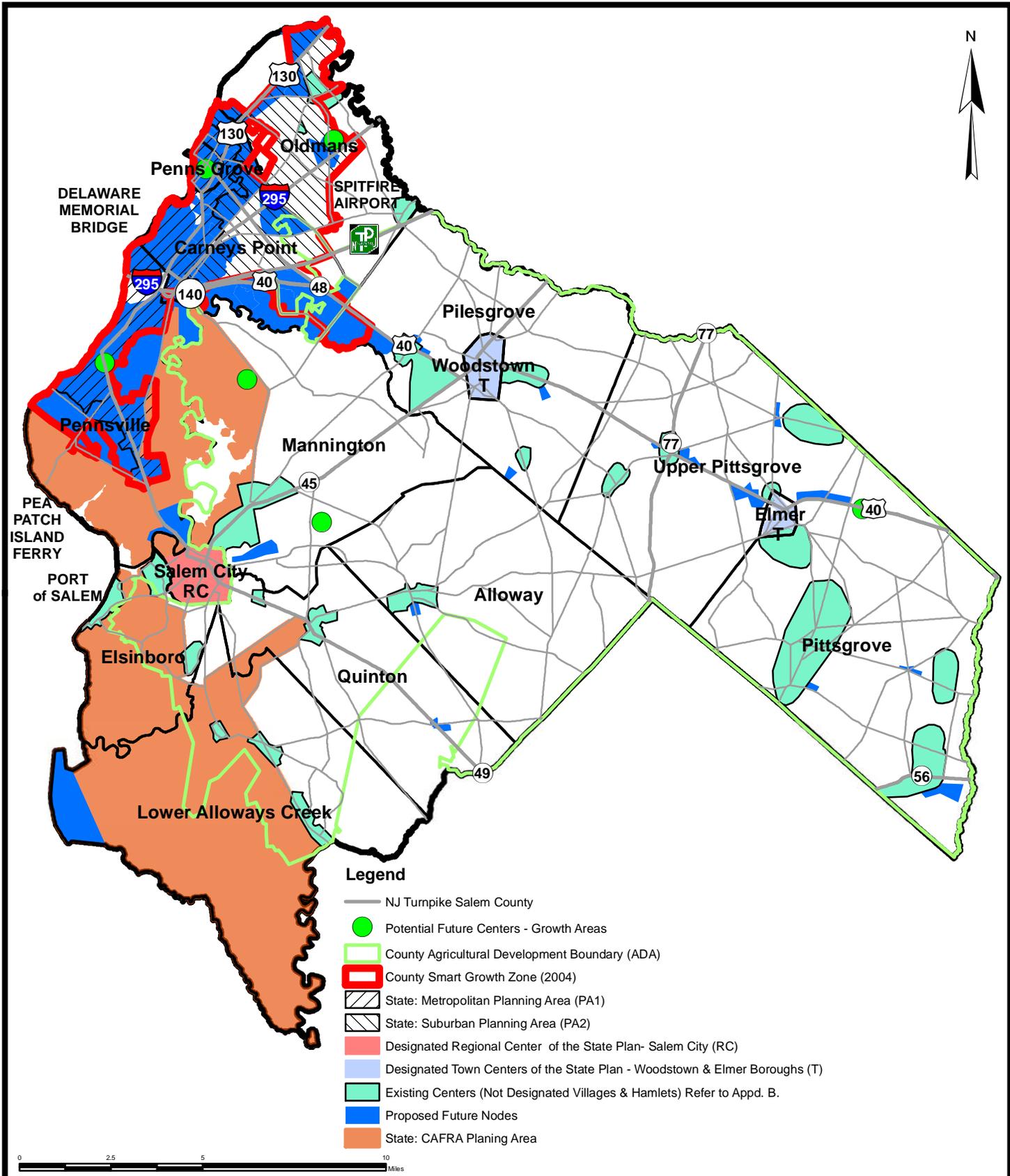
15. County Planning Board - Strategies and Tasks

- a. Encourage municipalities to apply for plan endorsement or variation thereof and assist (where needed) in this effort. Where appropriate, encourage a regional or multi-municipal approach to the plan endorsement application process.
- b. Continue to monitor growth and development in Salem County to assess progress in County Plan implementation
- c. Continue to refine the methodology used in the development of County/municipal population projections and to update projections on a regular basis with the assistance of the SJTPO.
- d. Support and, as needed, assist the County Agricultural Development Board in its farmland/open space acquisition program.
- e. Develop a library of documented strategies and model plans and ordinance for municipal reference which could be made available to municipalities to assist them in their plan development/implementation efforts
- f. Assist municipalities requesting changes to the State Planning Area map.
- g. Encourage DEP to streamline the approval process for alternative wastewater treatment systems for designated centers.
- h. Update the County Plan and all essential reports (e.g. Transportation Plan) on a regular basis

Municipalities may require financial and technical assistance from the State and County to review options, modify plans and ordinances. The County may be of some assistance by providing certain GIS mapping support, educational material and through municipal forums at the request of municipalities and subject to County approval.

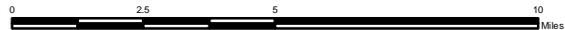
MAPS – Salem County 01/19/2016 Growth Management Plan Element

1. Salem County Growth Management Plan Map
2. Salem County Regional Location Map
3. Salem County, County Smart Growth Corridor, & State Planning Areas & Centers
4. Salem County with Municipal Redevelopment Areas & Brownfields & Sewer Service Areas
5. Salem County, Urbanized Areas, & County Growth Corridor
6. Salem County & 2012 Land Use/Land Cover (LU/LC)
7. Salem County State Open Space, and County Open Space
8. Salem County & CAFRA Boundary
9. Salem County Agricultural Development Area, Municipal Project Areas, & preserved farmland.
10. Salem County Landscape Regions, Streams, & HUC 11s
11. Salem County 2012 Aerial Image
12. Salem County 2002 Aerial Image



Legend

- NJ Turnpike Salem County
- Potential Future Centers - Growth Areas
- ▭ County Agricultural Development Boundary (ADA)
- ▭ County Smart Growth Zone (2004)
- ▨ State: Metropolitan Planning Area (PA1)
- ▨ State: Suburban Planning Area (PA2)
- ▭ Designated Regional Center of the State Plan- Salem City (RC)
- ▭ Designated Town Centers of the State Plan - Woodstown & Elmer Boroughs (T)
- ▭ Existing Centers (Not Designated Villages & Hamlets) Refer to Appd. B.
- ▭ Proposed Future Nodes
- ▭ State: CAFRA Planing Area



**GROWTH MANAGEMENT
PLAN MAP
SALEM COUNTY
NEW JERSEY**

NOTES:

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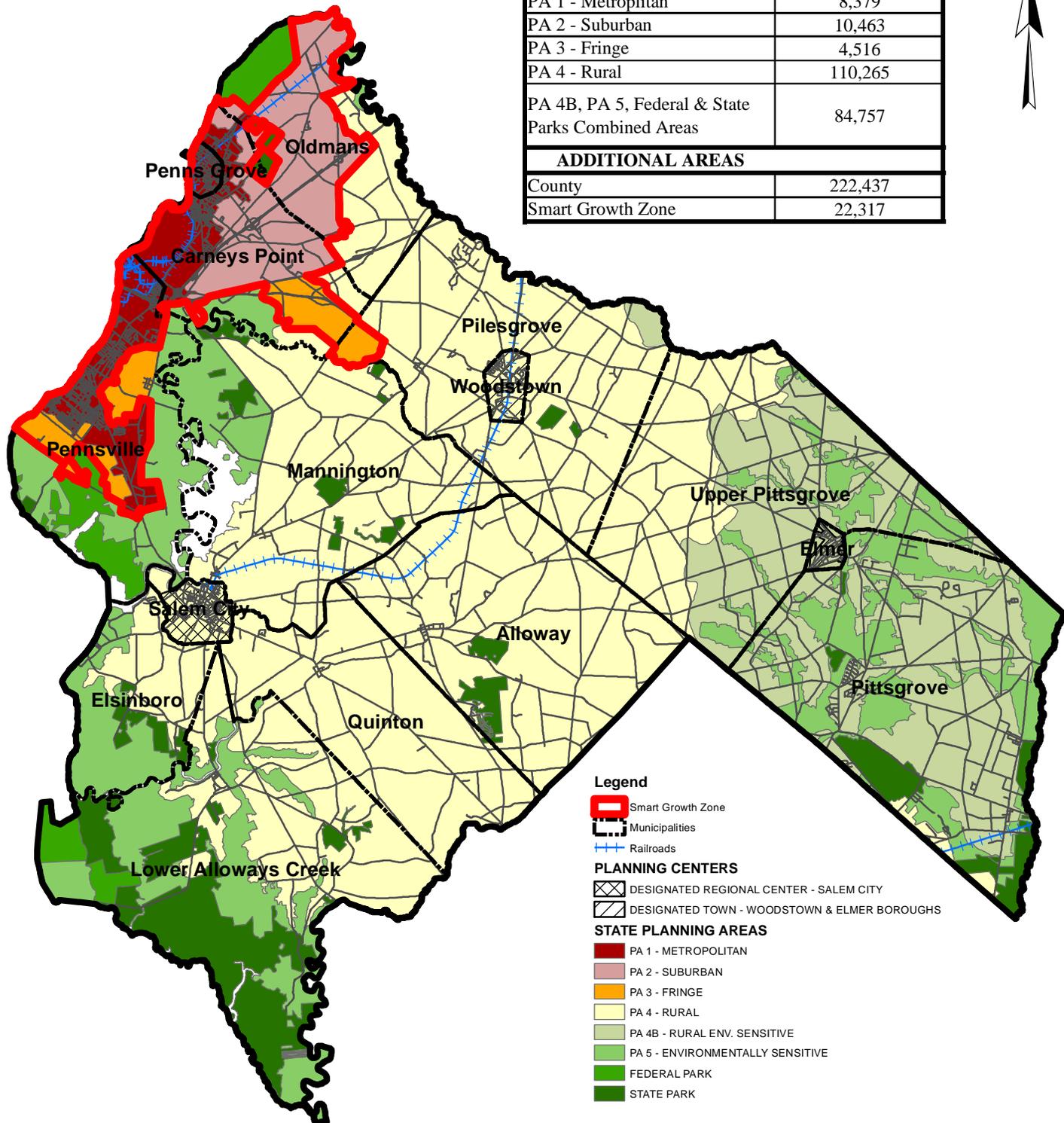
Map No. 1

Drawn by: MJG

Checked by: KDR

Date: June 24, 2015 | Revised:

STATE PLANNING AREA	ACREAGE
PA 1 - Metropolitan	8,379
PA 2 - Suburban	10,463
PA 3 - Fringe	4,516
PA 4 - Rural	110,265
PA 4B, PA 5, Federal & State Parks Combined Areas	84,757
ADDITIONAL AREAS	
County	222,437
Smart Growth Zone	22,317



Legend

- Smart Growth Zone
- Municipalities
- Railroads

PLANNING CENTERS

- DESIGNATED REGIONAL CENTER - SALEM CITY
- DESIGNATED TOWN - WOODSTOWN & ELMER BOROUGHS

STATE PLANNING AREAS

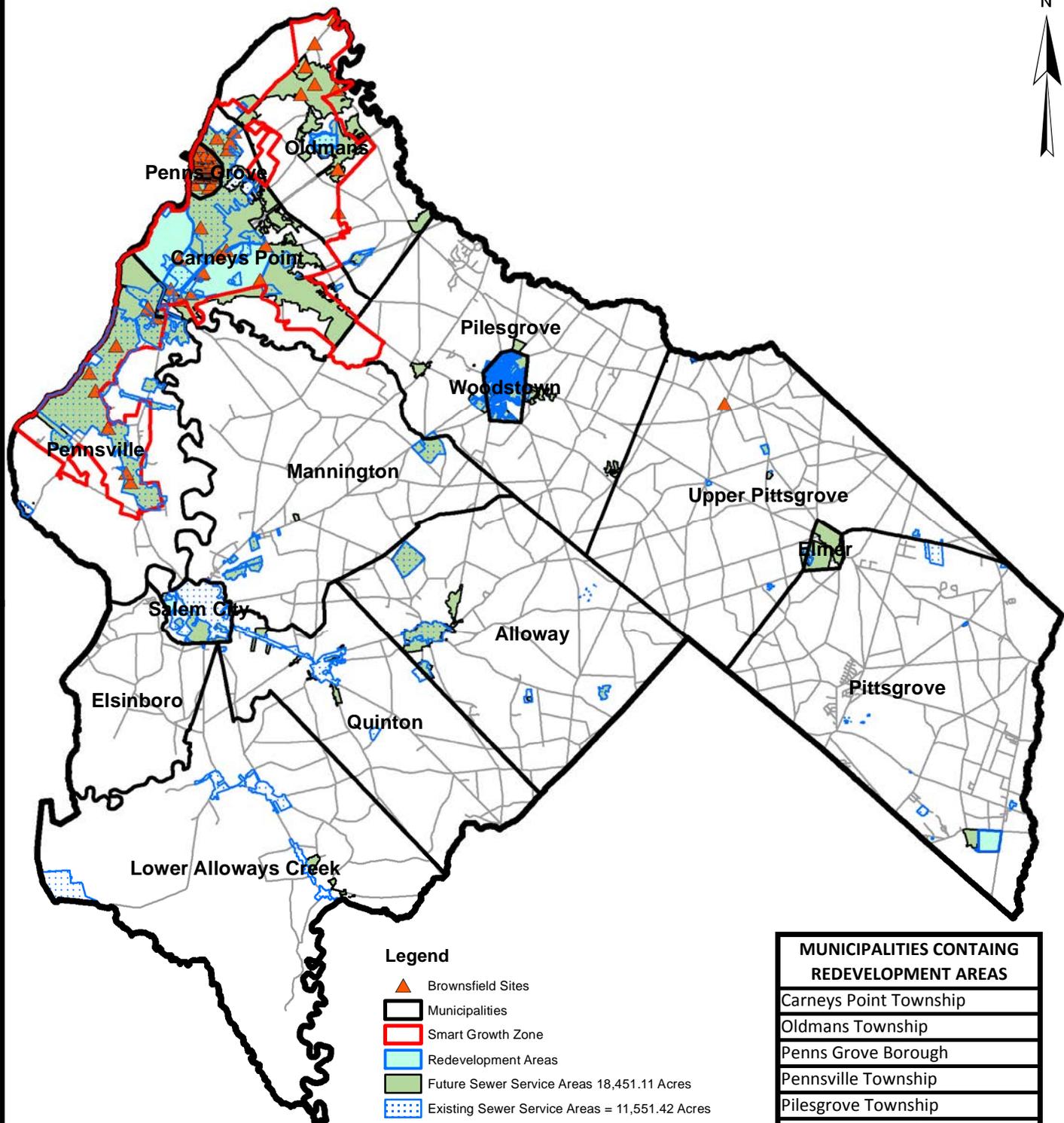
- PA 1 - METROPOLITAN
- PA 2 - SUBURBAN
- PA 3 - FRINGE
- PA 4 - RURAL
- PA 4B - RURAL ENV. SENSITIVE
- PA 5 - ENVIRONMENTALLY SENSITIVE
- FEDERAL PARK
- STATE PARK



**STATE PLAN
PLANNING AREAS
SALEM COUNTY
NEW JERSEY**

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- Legend**
- Brownsfield Sites
 - Municipalities
 - Smart Growth Zone
 - Redevelopment Areas
 - Future Sewer Service Areas 18,451.11 Acres
 - Existing Sewer Service Areas = 11,551.42 Acres

MUNICIPALITIES CONTAINING REDEVELOPMENT AREAS
Carneys Point Township
Oldmans Township
Penns Grove Borough
Pennsville Township
Pilesgrove Township
Pittsgrove Township
Salem City
Woodstown Borough

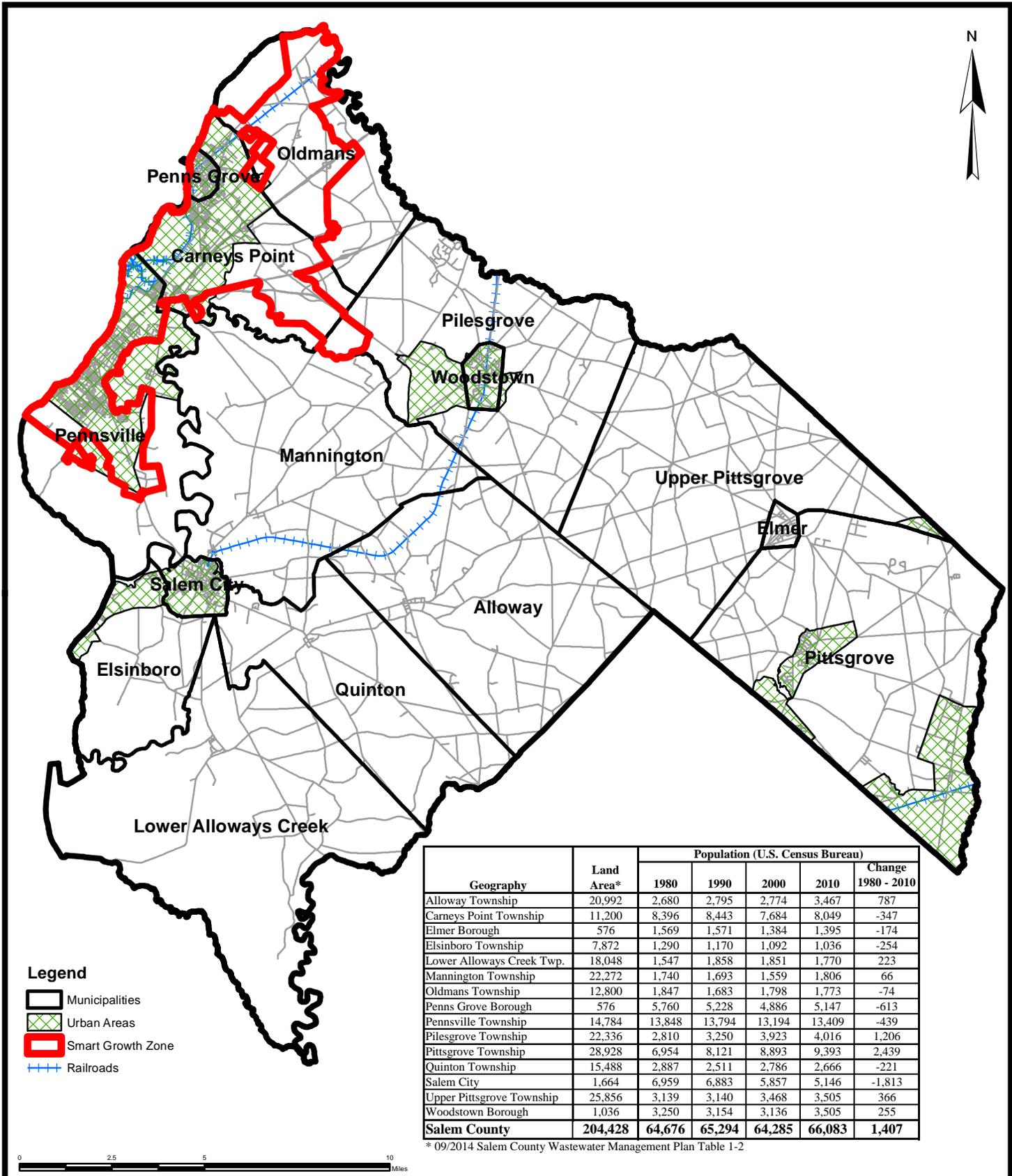
The existing and future sewer service areas have been provided to Salem County from Sickel & Associates, the firm we prepared the Salem County Wastewater Management Plan as submitted to the NJ DEP.



REDEVELOPMENT & SEWER SERVICE AREAS SALEM COUNTY NEW JERSEY

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Legend

- Municipalities
- Urban Areas
- Smart Growth Zone
- + + + Railroads

Geography	Land Area*	Population (U.S. Census Bureau)				
		1980	1990	2000	2010	Change 1980 - 2010
Alloway Township	20,992	2,680	2,795	2,774	3,467	787
Carneys Point Township	11,200	8,396	8,443	7,684	8,049	-347
Elmer Borough	576	1,569	1,571	1,384	1,395	-174
Elsinboro Township	7,872	1,290	1,170	1,092	1,036	-254
Lower Alloways Creek Twp.	18,048	1,547	1,858	1,851	1,770	223
Mannington Township	22,272	1,740	1,693	1,559	1,806	66
Oldmans Township	12,800	1,847	1,683	1,798	1,773	-74
Penns Grove Borough	576	5,760	5,228	4,886	5,147	-613
Pennsville Township	14,784	13,848	13,794	13,194	13,409	-439
Pilesgrove Township	22,336	2,810	3,250	3,923	4,016	1,206
Pittsgrove Township	28,928	6,954	8,121	8,893	9,393	2,439
Quinton Township	15,488	2,887	2,511	2,786	2,666	-221
Salem City	1,664	6,959	6,883	5,857	5,146	-1,813
Upper Pittsgrove Township	25,856	3,139	3,140	3,468	3,505	366
Woodstown Borough	1,036	3,250	3,154	3,136	3,505	255
Salem County	204,428	64,676	65,294	64,285	66,083	1,407

* 09/2014 Salem County Wastewater Management Plan Table 1-2

**SMART GROWTH ZONE
& URBAN AREAS
SALEM COUNTY
NEW JERSEY**

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of Planning and Agriculture**

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Phone: 856-935-7510 ext. 8414
Fax: 856-935-3830

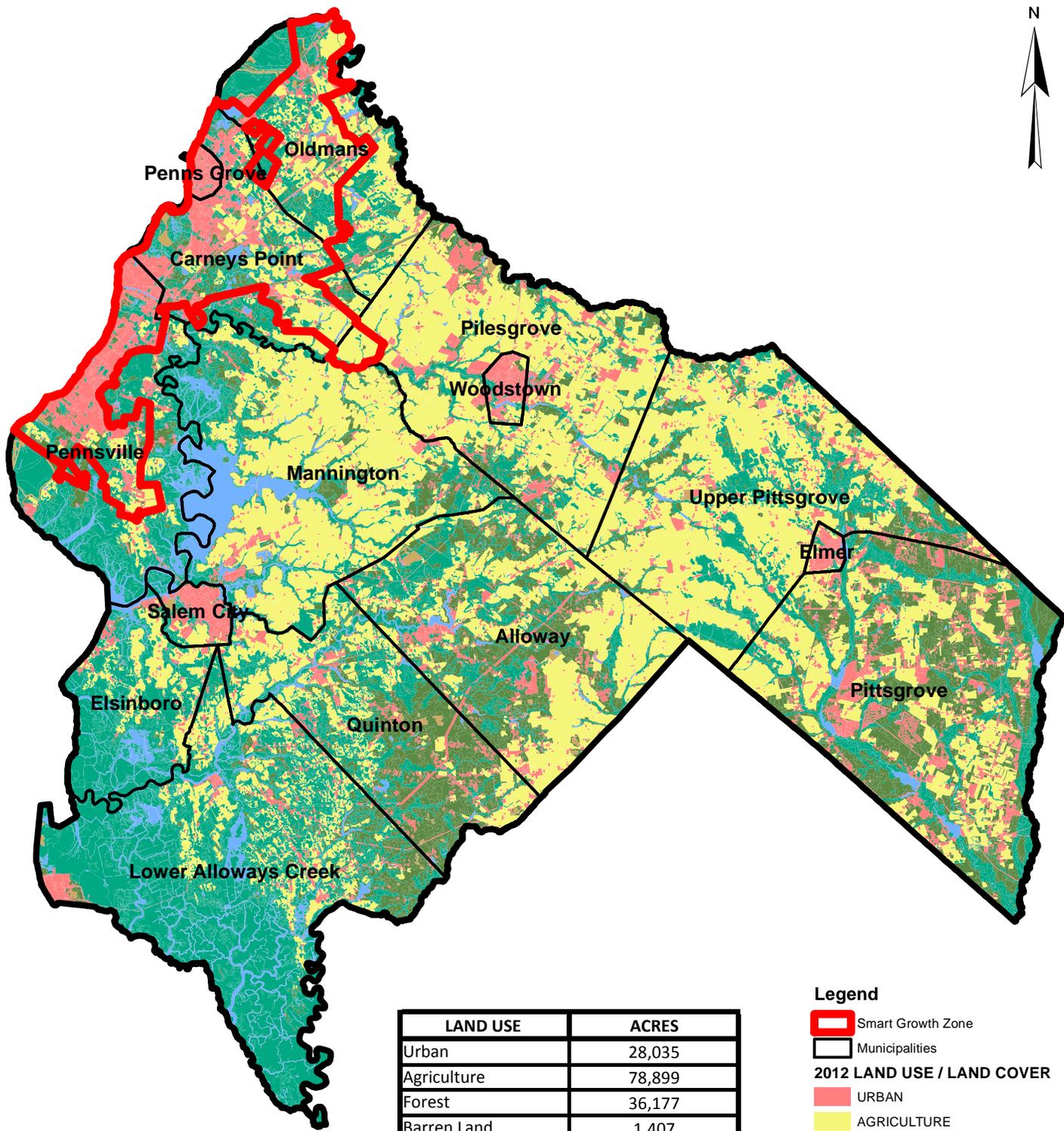
Map No. 5

Drawn by: MJG

Checked by: KDR

Date: Apr. 6, 2015

Revised:



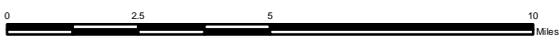
LAND USE	ACRES
Urban	28,035
Agriculture	78,899
Forest	36,177
Barren Land	1,407
Wetlands	7,063
Water	72,038

Legend

- Smart Growth Zone
- Municipalities

2012 LAND USE / LAND COVER

- URBAN
- AGRICULTURE
- FOREST
- BARREN LAND
- WETLANDS
- WATER

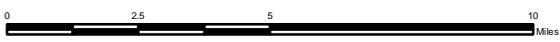
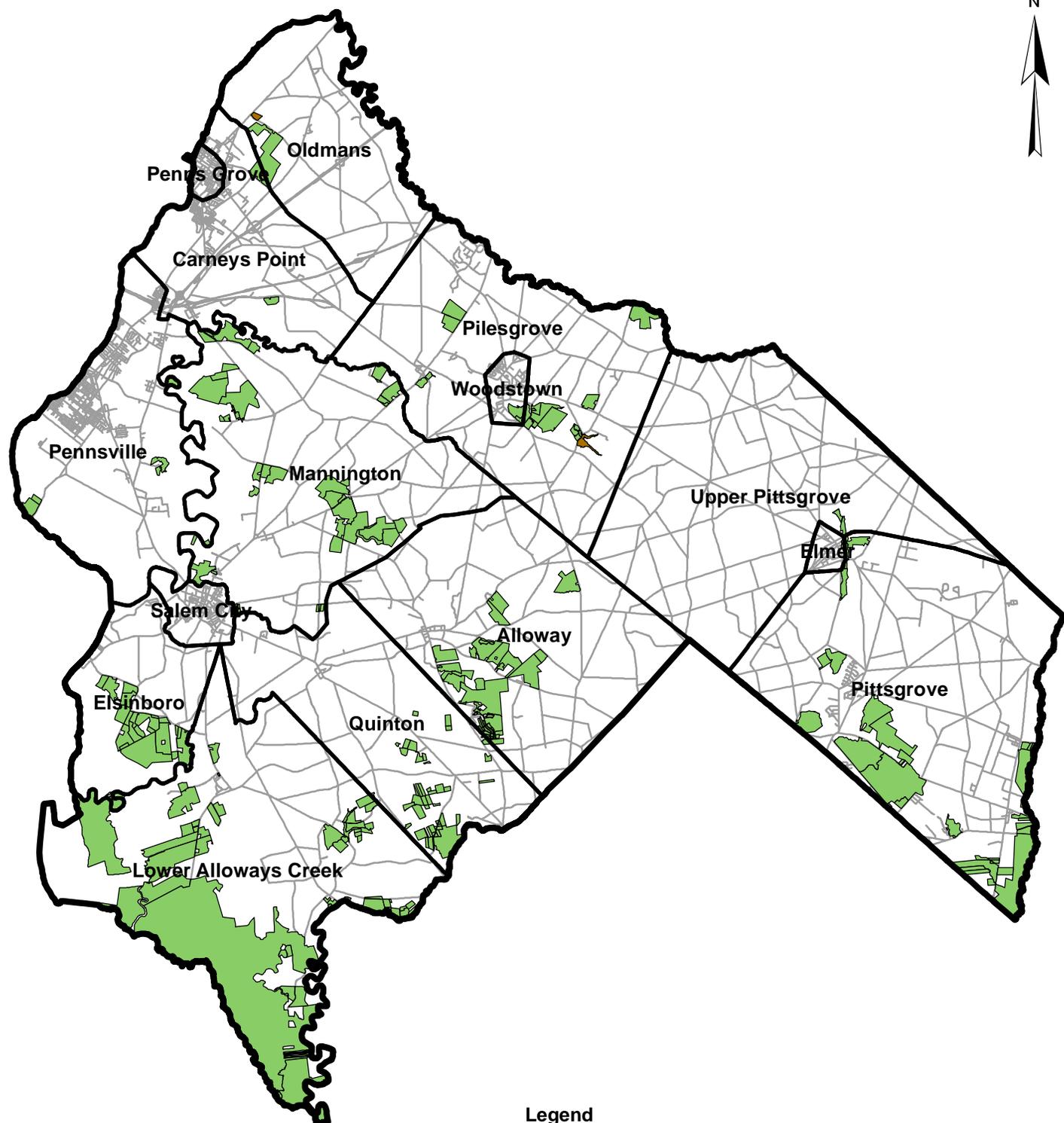


**2012 LAND USE & LAND COVER
SALEM COUNTY
NEW JERSEY**

NOTES:
This map was created using NJDEP Geographic Information System digital data. This secondary product has not been verified by the NJDEP and is not State authorized.



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Legend

-  Municipalities
-  State Government Owned Open Space - 22,425.32 Acres
-  County Government Owned Open Space - 74.58 Acres

**STATE & COUNTY
OWNED OPEN SPACE
SALEM COUNTY
NEW JERSEY**

NOTES:

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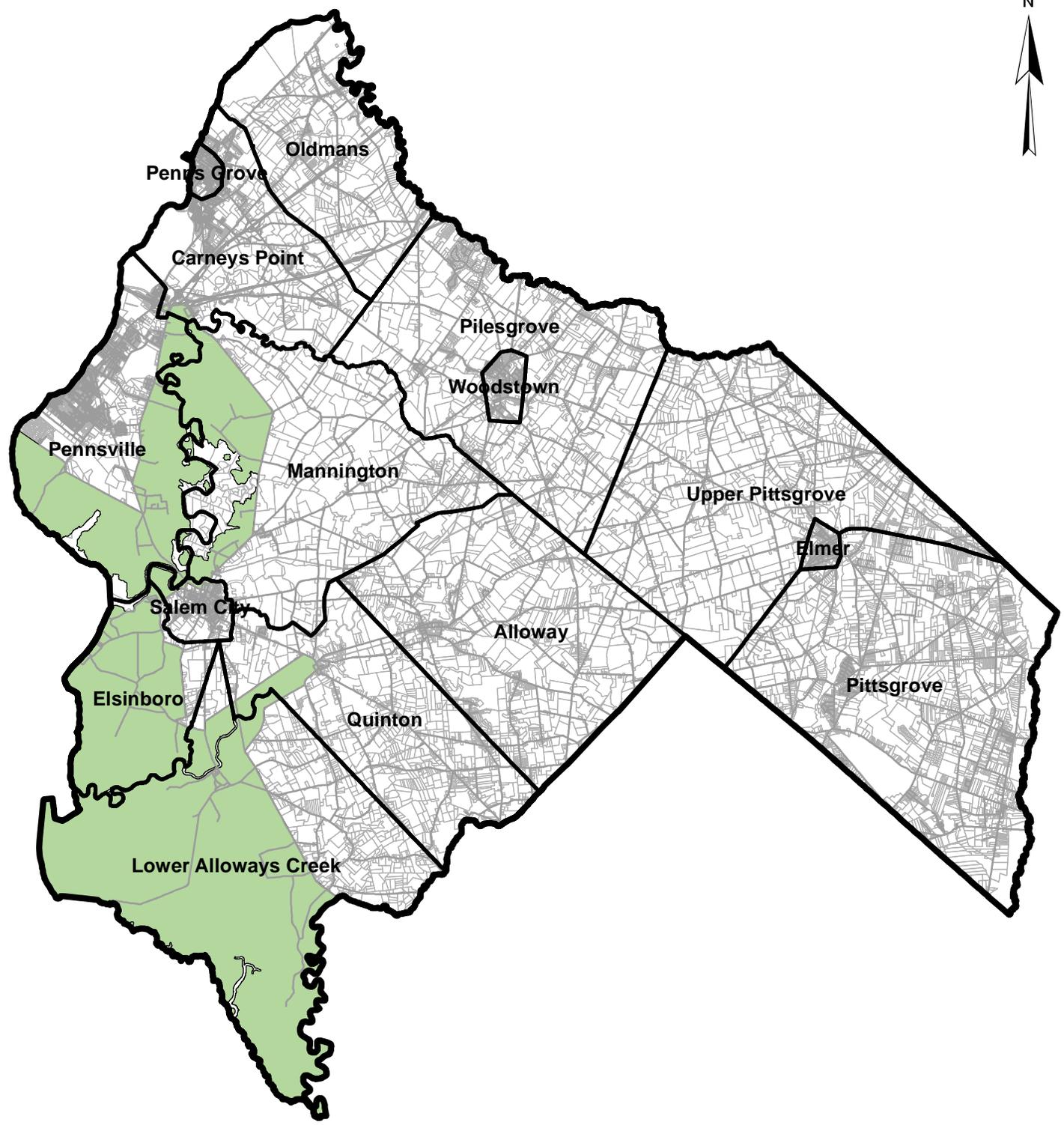
Map No. 7

Drawn by: MJG

Checked by: KDR

Date: Apr. 6, 2015

Revised:



Legend

-  Municipalities
-  Salem County CAFRA - 40,920.40 Acres



**CAFRA ZONE
SALEM COUNTY
NEW JERSEY**

NOTES:
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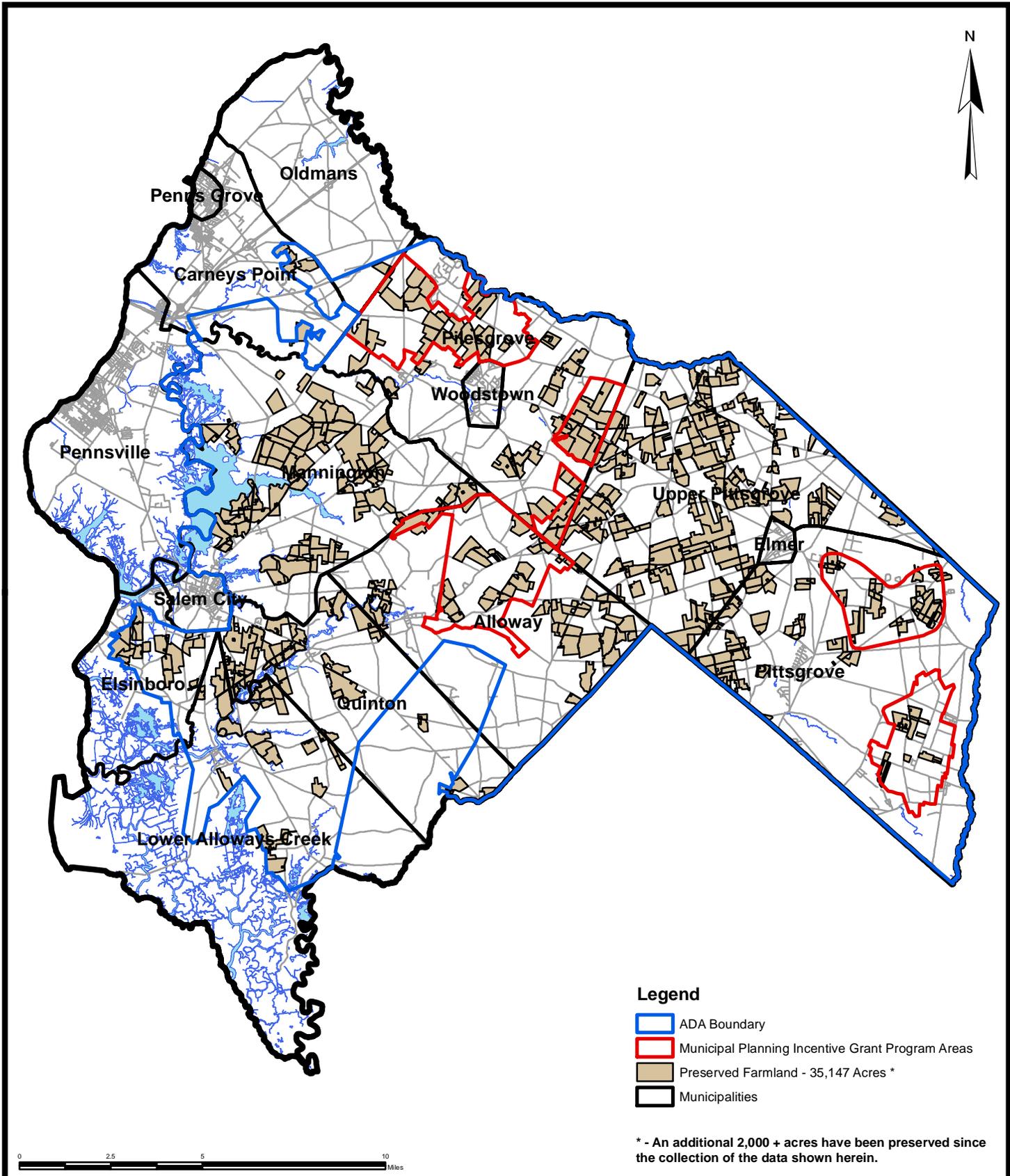
Map No. 8

Drawn by: MJG

Checked by: KDR

Date: Apr. 13, 2015

Revised:



Legend

- ADA Boundary
- Municipal Planning Incentive Grant Program Areas
- Preserved Farmland - 35,147 Acres *
- Municipalities

* - An additional 2,000 + acres have been preserved since the collection of the data shown herein.

**COUNTY AGRICULTURE
DEVELOPMENT AREA
SALEM COUNTY
NEW JERSEY**

NOTES:

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**Salem County Department
of Planning and Agriculture**

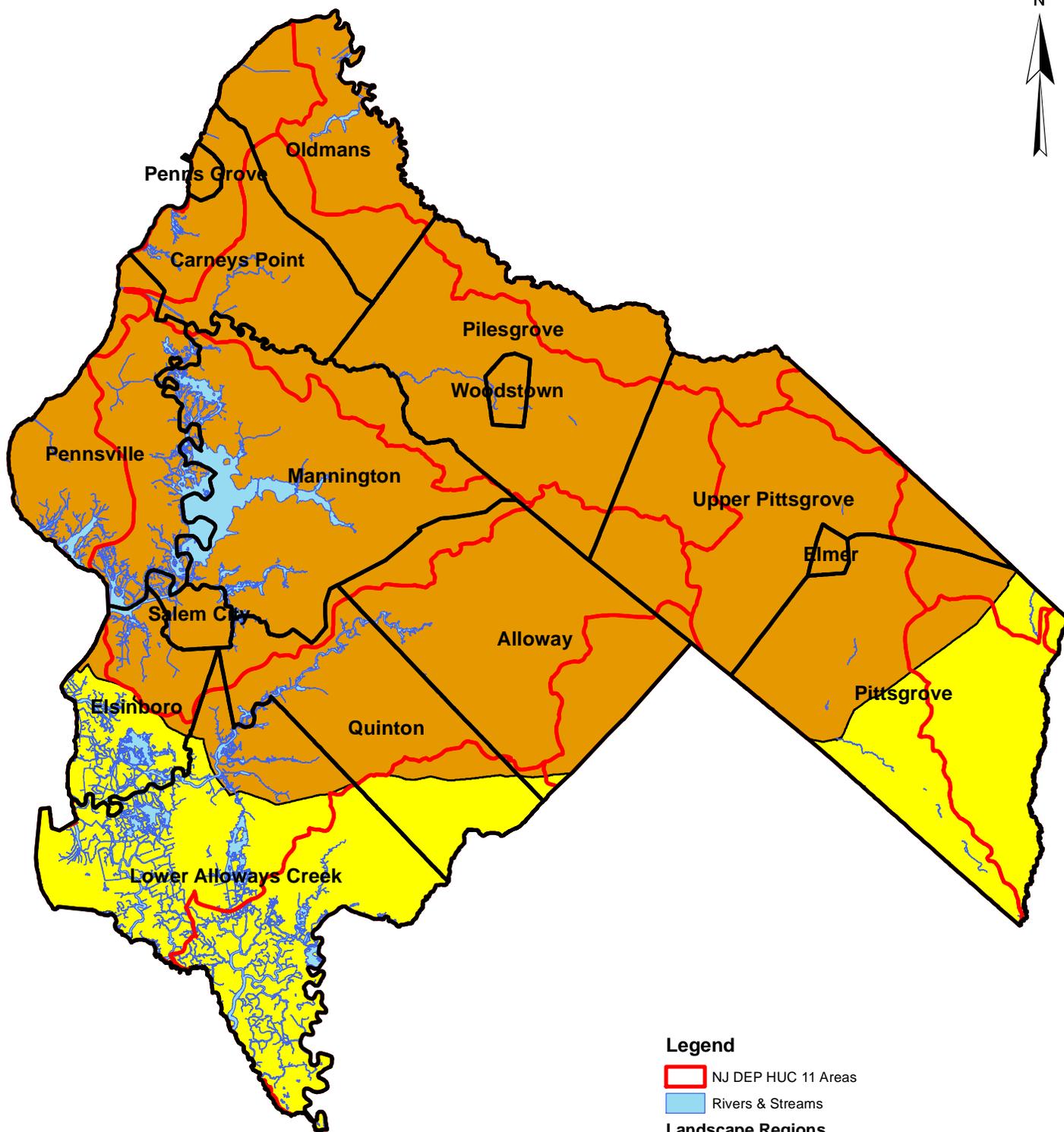
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Fax: 856-935-3830

Map No. 9

Drawn by: MJG

Checked by: KDR

Date: Apr. 13, 2015 | Revised:



Legend

 NJ DEP HUC 11 Areas

 Rivers & Streams

Landscape Regions

 Piedmont Plains Landscape

 Delaware Bay Landscape

 Marine



**LANDSCAPE REGIONS
& DEP HUC 11 AREAS
SALEM COUNTY
NEW JERSEY**

NOTES:

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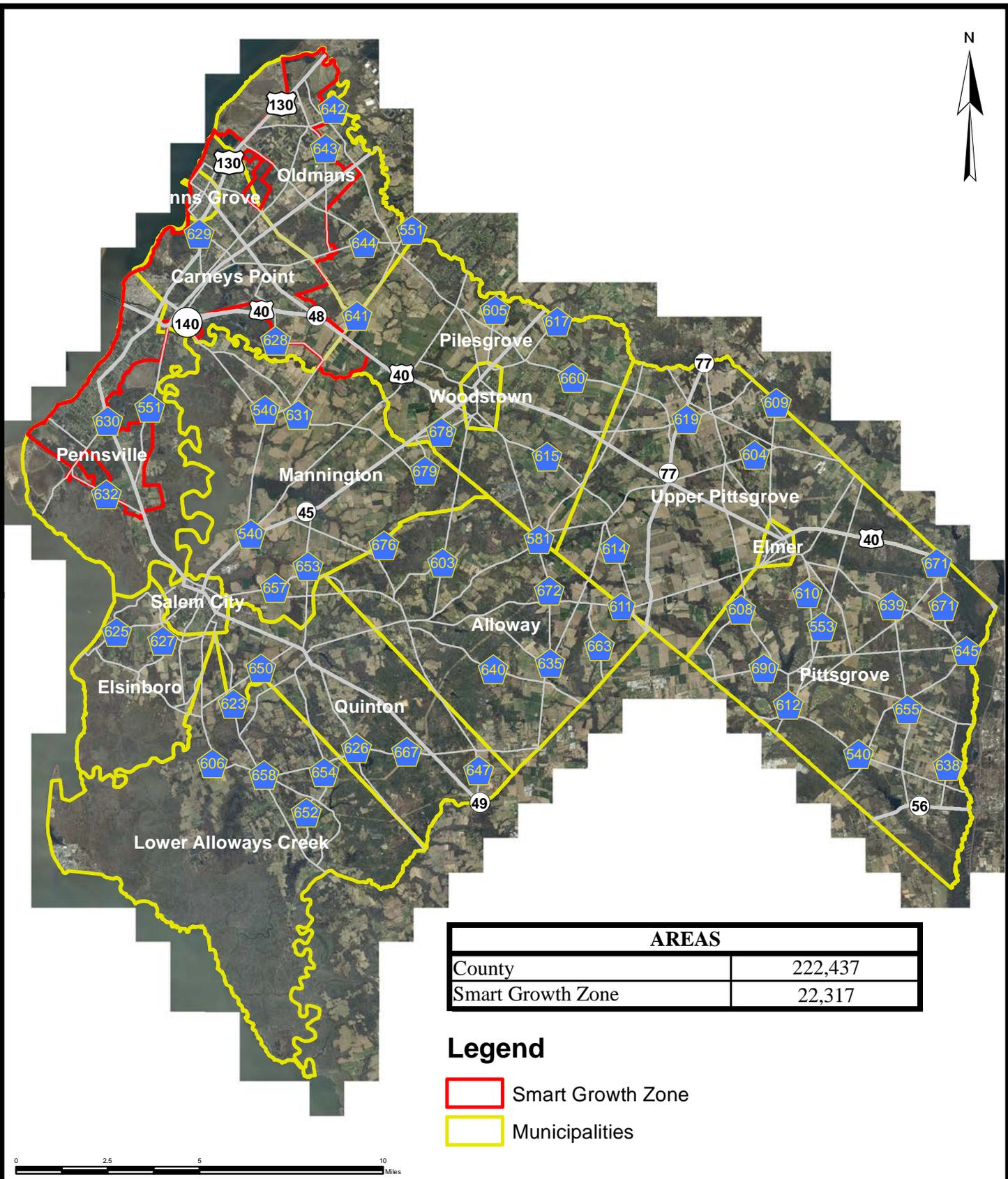
Map No. 10

Drawn by: MJG

Checked by: KDR

Date: Apr. 28, 2015

Revised:



AREAS	
County	222,437
Smart Growth Zone	22,317

Legend

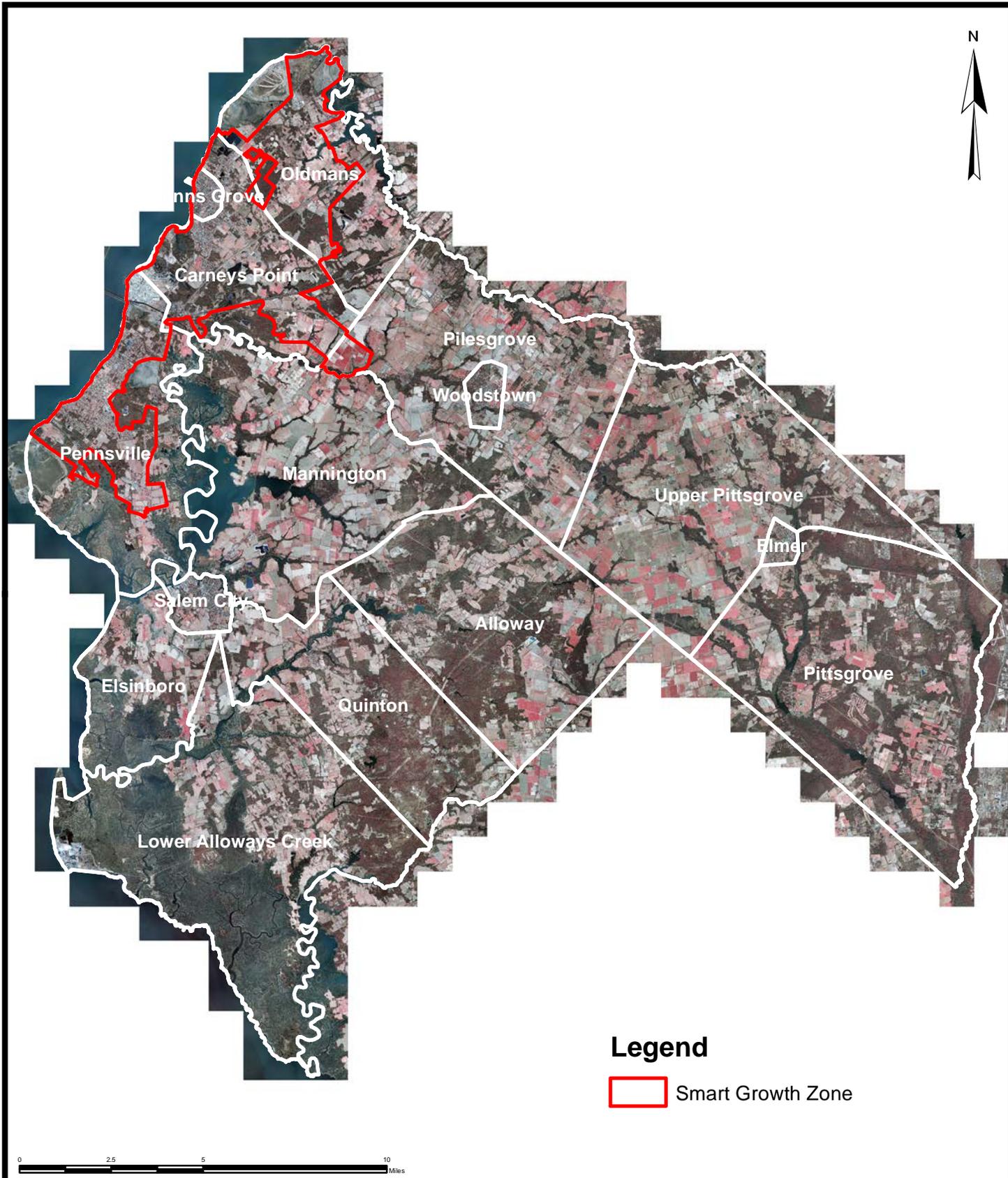
- Smart Growth Zone
- Municipalities



**2012 AERIAL
PHOTOGRAPHY
SALEM COUNTY
NEW JERSEY**

NOTES:
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Legend

 Smart Growth Zone

**2002 AERIAL
PHOTOGRAPHY
SALEM COUNTY
NEW JERSEY**

NOTES:
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Map No. 12

Drawn by: MJG

Checked by: KDR

Date: June 5, 2015 | Revised:

APPENDICES A

General overview of applicable laws, rules, and regulations.

APPENDICES B

CENTERS.

APPENDICES C

POPULATION.

APPENDICES D

SALEM COUNTY LAND AREAS.

APPENDICES A

General overview of applicable laws, rules, and regulations.

1. County Planning Act (N.J.S.A. 40:27-1 et seq.)

“The county planning board shall make and adopt a master plan for the physical development of the county. The master plan of a county, with the accompanying maps, plats, charts, and descriptive and explanatory matter, shall show the county planning board's recommendations for the development of the territory covered by the plan, and may include, among other things, the general location, character, and extent of streets or roads, viaducts, bridges, waterway and waterfront developments, parkways, playgrounds, forests, reservations, parks, airports, and other public ways, grounds, places and spaces; the general location and extent of forests, agricultural areas, and open-development areas for purposes of conservation, food and water supply, sanitary and drainage facilities, or the protection of urban development, and such other features as may be important to the development of the county”.

“The county planning board shall encourage the co-operation of the local municipalities within the county in any matters whatsoever which may concern the integrity of the county master plan and to advise the board of chosen freeholders with respect to the formulation of development programs and budgets for capital expenditures”. N.J.S.A. 40:27-1.-2

2. Municipal Land Use Law - MLUL (N.J.S.A. 40:55D-1 et seq.)

Intent and purpose of the MLUL:

- a. To encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare;*
- b. To secure safety from fire, flood, panic and other natural and man-made disasters;*
- c. To provide adequate light, air and open space;*
- d. To ensure that the development of individual municipalities does not conflict with the development and general welfare of neighboring municipalities, the county and the State as a whole;*
- e. To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the environment;*
- f. To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies;*
- g. To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens;*

- h. To encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging location of such facilities and routes which result in congestion or blight;*
- i. To promote a desirable visual environment through creative development techniques and good civic design and arrangement;*
- j. To promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources in the State and to prevent urban sprawl and degradation of the environment through improper use of land;*
- k. To encourage planned unit developments which incorporate the best features of design and relate the type, design and layout of residential, commercial, industrial and recreational development to the particular site;*
- l. To encourage senior citizen community housing construction;*
- m. To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land;*
- n. To promote utilization of renewable energy resources;*
- o. To promote the maximum practicable recovery and recycling of recyclable materials from municipal solid waste through the use of planning practices designed to incorporate the State Recycling Plan goals and to complement municipal recycling programs; and*
- p. To enable municipalities the flexibility to offer alternatives to traditional development, through the use of equitable and effective planning tools including clustering, transferring development rights, and lot-size averaging in order to concentrate development in areas where growth can best be accommodated and maximized while preserving agricultural lands, open space, and historic sites.*

3. Local Redevelopment & Housing Law – LRHL (N.J.S.A. 40A:12A-1 et seq.)

Powers of municipal governing body and planning board in exercising the redevelopment and rehabilitation functions provided for in the LRHL (40A:12A-4):

a. A municipal governing body shall have the power to:

- (1) Cause a preliminary investigation to be made pursuant to subsection a. of section 6 of P.L.1992, c.79 (C.40A:12A-6) as to whether an area is in need of redevelopment;*
- (2) Determine pursuant to subsection b. of section 6 of P.L.1992, c.79 (C.40A:12A-6) that an area is in need of redevelopment;*
- (3) Adopt a redevelopment plan pursuant to section 7 of P.L.1992, c.79 (C.40A:12A-7);*
- (4) Determine pursuant to section 14 of P.L.1992, c.79 (C.40A:12A-14) that an area is in need of rehabilitation.*

b. A municipal planning board shall have the power to:

- (1) Conduct, when authorized by the municipal governing body, a preliminary investigation and hearing and make a recommendation pursuant to subsection b. of section 6 of P.L.1992, c.79 (C.40A:12A-6) as to whether an area is in need of redevelopment;*
- (2) Make recommendations concerning a redevelopment plan pursuant to subsection e. of section 7 of P.L.1992, c.79 (C.40A:12A-7), or prepare a redevelopment plan pursuant to subsection f. of that section;*
- (3) Make recommendations concerning the determination of an area in need of rehabilitation pursuant to section 14 of P.L.1992, c.79 (C.40A:12A-14).*

c. The municipality shall be responsible for implementing redevelopment plans and carrying out redevelopment projects pursuant to section 8 of P.L.1992, c.79 (C.40A:12A-8). The municipality may execute these responsibilities directly, or in addition thereto or in lieu thereof, through either a municipal redevelopment agency, or a municipal housing authority authorized to exercise redevelopment powers pursuant to section 21 of P.L.1992, c.79 (C.40A:12A-21), but there shall be only one redevelopment entity responsible for each redevelopment project. A county improvement authority authorized to undertake redevelopment projects pursuant to the "county improvement authorities law," P.L.1960, c.183 (C.40:37A-44 et seq.) may also act as a redevelopment entity pursuant to this act. Within a municipality that has been designated the capital of the State, the Capital City Redevelopment Corporation, established pursuant to P.L.1987, c.58 (C.52:9Q-9 et seq.) may also act as a redevelopment entity pursuant to P.L.1992, c.79 (C.40A:12A-1 et al.). The redevelopment entity, so authorized, may contract with any other public body, in accordance with the provisions of section 8 of P.L.1992, c.79 (C.40A:12A-8), for the carrying out of a redevelopment project or any part thereof under its jurisdiction. Notwithstanding the above, the governing body of the municipality may, by ordinance, change or rescind the designation of the redevelopment entity responsible

for implementing a redevelopment plan and carrying out a redevelopment project and may assume this responsibility itself, but only the redevelopment entity authorized to undertake a particular redevelopment project shall remain authorized to complete it, unless the redevelopment entity and redeveloper agree otherwise, or unless no obligations have been entered into by the redevelopment entity with parties other than the municipality. This shall not diminish the power of the municipality to dissolve a redevelopment entity pursuant to section 24 of P.L.1992, c.79 (C.40A:12A-24), and section 20 of the "Local Authorities Fiscal Control Law," P.L.1983, c.313 (C.40A:5A-20).

4. State Planning Act N.J.S.A. 52:18A-196 et seq.

- A. The State Planning Act created the New Jersey State Planning Commission and the Office of State Planning. The Act established the following mandates for the Commission:
- a. *Prepare and adopt within 36 months after the enactment of the Act, and revise and re-adopt at least every three years thereafter, a State Development and Redevelopment Plan which shall provide a coordinated, integrated and comprehensive plan for the growth, development, renewal and conservation of the State and its regions;*
 - b. *Prepare and adopt as part of the State Plan a long-term infrastructure needs assessment, which shall provide information on present and prospective conditions, needs and costs with regard to State, county and municipal capital facilities;*
 - c. *Develop and promote procedures to facilitate cooperation and coordination among State agencies and local governments;*
 - d. *Provide technical assistance to local governments;*
 - e. *Periodically review State and local government planning procedures and relationships;*
 - f. *Review any bill introduced in either house of the Legislature which appropriates funds for a capital project; and*
 - g. *Take all actions necessary and proper to carry out the provisions of the Act.*

The State Development and Redevelopment Plan defines a comprehensive strategy to achieve the goals enumerated in the State Planning Act. The Act instructs the State Planning Commission to prepare, adopt, revise and update the State Plan in consultation with local governments.

The stated purpose of the State Plan is to: “Coordinate planning activities and establish Statewide planning objectives in the following areas: land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, urban and suburban redevelopment, historic preservation, public facilities and services, and intergovernmental coordination” N.J.S.A. 52:18A-200(f).

Statewide Planning History-Chronology

<http://www.state.nj.us/state/planning/spc-research-chronology.html>

B. *“Final State Strategic Plan: NJ'S State Development and Redevelopment Plan”*
(Proposed draft for Adoption by resolution 2011-08 dated 11/14/2011); Pages 19-24,
Investment Areas Defined.

1. A **“Priority Growth Investment Area”** means: *“an area where more significant development and redevelopment is preferred and where public and private investment to support such development and redevelopment will be prioritized. Areas that meet one or more of the criteria identified in the State Planning Rules will meet this definition (unless requested to be removed by a municipality on technical grounds) along with areas identified by counties that meet conditions through an application approved by the Commission.”*
2. An **“Alternate Growth Investment Area”** means: *“an area that has existing or planned infrastructure that will lead to development and redevelopment opportunities. State investments related to the efficient development and redevelopment of previously developed sites and optimization of existing settlement patterns should be encouraged but as a lesser priority than areas considered Priority Growth Investment Areas. Lands that meet one or more of the criteria identified by the State Planning Rules will meet this definition.”*
3. A **“Priority Preservation Investment Area”** means: *“an area where land preservation, agricultural development and retention, historic preservation, environmental protection and stewardship is preferred and where investment to support land preservation, agricultural development and retention, historic preservation, environmental protection and stewardship is encouraged. Large scale state investment that may lead to additional development should not be prioritized in these areas. Areas that meet one or more of the criteria identified by the State Planning Rules will meet this definition (unless requested to be removed by a municipality on technical grounds) along with areas identified by counties that meet conditions through an application approved by the Commission.”*
4. A **“Limited Growth Investment Area”** means: *“an area that does not have existing or planned infrastructure that will lead to a significant degree of additional new development, development and redevelopment opportunities. Large scale investment that may lead to additional development should not be prioritized in these areas. Though to a lesser degree than Priority Preservation Investment Areas, state investments in land protection, and supporting and enhancing the agricultural or tourism industry will be encouraged. Areas that meet one or more of the criteria identified by the State Planning Rules will meet this definition “*

5. Metropolitan Planning Organization – South Jersey Transportation Authority

The Code of Federal Regulations, Title 23, Part 450 covers Metropolitan Planning Organizations (MPO). 450.300 The purposes of this subpart are to implement the provisions of 23 U.S.C. 134 and 49 U.S.C. 5303, as amended, which: (a) Sets forth the national policy that the MPO designated for each urbanized area is to carry out a continuing, cooperative, and comprehensive multimodal transportation planning process, including the development of a metropolitan transportation plan and a transportation improvement program (TIP), that encourages and promotes the safe and efficient development, management, and operation of surface transportation systems to serve the mobility needs of people and freight (including accessible pedestrian walkways and bicycle transportation facilities) and foster economic growth and development, while minimizing transportation-related fuel consumption and air pollution; and (b) Encourages continued development and improvement of metropolitan transportation planning processes guided by the planning factors set forth in 23 U.S.C. 134(h) and 49 U.S.C. 5303(h).

The South Jersey Transportation Planning Organization (SJTPPO) is the Metropolitan Planning Organization (MPO) serving Atlantic, Cape May, Cumberland, and Salem counties in Southern New Jersey.

The SJTPPO coordinates the planning activities of participating agencies and provides a forum for cooperative decision-making among state and local officials, transit operators, and the general public. In addition, the SJTPPO adopts long-range plans to guide transportation investment decisions, and maintains the eligibility of its member agencies to receive federal transportation funds for planning, capital improvements, and operations.

6. Coastal Area Facility Review Act (CAFRA) N.J.S.A. 13:19 et seq.

“In 1973, the state of New Jersey recognized the pressures of rapid growth and passed the Coastal Area Facility Review Act (CAFRA), N.J.S.A. 13:19-1 et. seq., giving the Department of Environmental Protection (DEP) authority to regulate all major development within a defined coastal area along New Jersey’s bay and oceanfront areas. CAFRA is one of the legal mechanisms for implementing the state’s Coastal Zone Management Program (CZMP). The Coastal Zone Management Program was approved by the National Oceanic and Atmospheric Administration (NOAA), demonstrating compliance with the requirements of the federal Coastal Zone Management Act (CZMA). Under the CZMA, New Jersey receives funds to develop and implement a program to achieve effective management of the land and water resources of the coastal zone. New Jersey’s CZMP is implemented through existing laws including CAFRA, the Wetlands Act of 1970, the Waterfront Development Law and tidal lands and shore protection statutes, and is updated annually”. Source: 04/01/2001, New Jersey State Development and Redevelopment Plan (Page 163)

13:19-1. Short title

This act shall be known and may be cited as the Coastal Area Facility Review Act.

13:19-2. Legislative findings and declaration

“The Legislature finds and declares that New Jersey’s bays, harbors, sounds, wetlands, inlets, the tidal portions of fresh, saline or partially saline streams and tributaries and their adjoining upland fastland drainage area nets, channels, estuaries, barrier beaches, near shore waters and intertidal areas together constitute an exceptional, unique, irreplaceable and delicately balanced physical, chemical and biologically acting and interacting natural environmental resource called the coastal area, that certain portions of the coastal area are now suffering serious adverse environmental effects resulting from existing development activity impacts that would preclude or tend to preclude those multiple uses which support diversity and are in the best long-term, social, economic, aesthetic and recreational interests of all people of the State; and that, therefore, it is in the interest of the people of the State that all of the coastal area should be dedicated to those kinds of land uses which promote the public health, safety and welfare, protect public and private property, and are reasonably consistent and compatible with the natural laws governing the physical, chemical and biological environment of the coastal area.

It is further declared that the coastal area and the State will suffer continuing and ever-accelerating serious adverse economic, social and aesthetic effects unless the State assists, in accordance with the provisions of this act, in the assessment of impacts, stemming from the future location and kinds of developments within the coastal area, on the delicately balanced environment of that area.

The Legislature further recognizes the legitimate economic aspirations of the inhabitants of the coastal area and wishes to encourage the development of compatible land uses in order to improve the overall economic position of the inhabitants of that area within the framework of a comprehensive environmental design strategy which preserves the most ecologically sensitive and fragile area from inappropriate development and provides adequate environmental safeguards for the construction of any developments in the coastal area”.

APPENDICES B
CENTERS.

TABLE 1
SALEM COUNTY CENTERS

CENTER		CENTER NAME	MUNICIPALITY	STATUS		
TOWN	1	Pennsville	Pennsville Township	Identified		
	2	Penns Grove	Penns Grove Borough	Identified		
	3	Carneys Point	Carneys Point Township	Identified		
	4	Woodstown	Woodstown Borough	Designated		
	5	Woodstown Fringe	Pilegrove Township	Identified -	Proposed	
	6	Elmer	Elmer Borough	Designated		
	7	Elmer Fringe	Pittsgrove/Upper Pittsgrove	Identified -	Proposed	
REGIONAL	1	Salem City	Salem City	Designated		
	2	Salem City Fringe	Mannington Township	Identified -	Proposed	
EXISTING	1	Alloway Village	Alloway Township	Identified -	Proposed	+
VILLAGE	2	Oakwood Beach	Elsinboro Township	Identified -	Proposed	
	3	Sinnicksions Landing	Elsinboro Township	Identified -	Proposed	
	4	Canton	LAC Township	Identified -	Proposed	
	5	Hancocks Bridge	LAC Township	Identified -	Proposed	
	6	Harmersville	LAC Township	Identified -	Proposed	
	7	Pedricktown	Oldmans Township	Identified -	Proposed	
	8	Sharptown	Pilesgrave Township	Identified -	Proposed	
	9	Yorktown	Pilesgrave Township	Identified -	Proposed	
	10	Brotmanville	Pittsgrove Township	Identified -	Proposed	
	11	Norma	Pittsgrove Township-	Identified -	Proposed	
	12	Olivet/Centerton	Pittsgrove Township	Identified -	Proposed	
	13	Quinton Village	Quinton Township	Identified -	Proposed	
	14	Daretown	Upper Pittsgrove Township	Identified -	Proposed	
	15	Monroeville	Upper Pittsgrove Township	Identified -	Proposed	
	16	Pole Tavern	Upper Pittsgrove Township	Identified -	Proposed	
	17	Laytons Lake	Carneys Point	Identified -	Deleted	
HAMLETS	1	Hagersville Road	Elsinboro Township	Identified -	Proposed	
	2	Auburn	Oldmans Township	Identified -	Proposed	
	3	Elk Terrace	Quinton Township	Identified -	Proposed	
	4	Forest Lane	Carneys Point Township	Identified -	Deleted	
PLANNED	1	Route 540 Village	Mannington Township	Identified	++	
VILLAGES	2	Route 657 Village	Mannington Township	Identified	++	
	3	Perkintown Area (I-295)	Oldmans Township	Identified	++	
	4	US 40 Village	Pittsgrove Township	Identified	++	
	5	Willow Grove	Pittsgrove Township	Identified	Deleted	

+ - **Designation Petition submitted to State Planning Commission**
Identified - As a center in the 1992 State Plan
Proposed - Preliminary Boundary delineated for the center by the municipality
Deleted - Municipality recommends deleting this as an identified center
++ - General area identified by the Township and submitted to OSP with the County cross-acceptance report

APPENDICES C
POPULATION.

Geography	Population (U.S. Census Bureau)					Population Forecast (Salem County WMP & SJTPO)				Acres		
	1980	1990	2000	2010	Change 1980- 2010	2020	2030	2040	Change 2010- 2040	Municipal Area*	Land Area*	Vacant Land**
Alloway Township	2,680	2,795	2,774	3,467	787	3,975	4,461	4,987	1,520	21,703	20,992	1,297
Carneys Point Township	8,396	8,443	7,684	8,049	-347	8,722	9,330	9,957	1,908	11,431	11,200	2,001
Elmer Borough	1,569	1,571	1,384	1,395	-174	1,416	1,433	1,450	55	585	576	43
Elsinboro Township	1,290	1,170	1,092	1,036	-254	1,018	1,027	1,035	-1	8,427	7,872	2,812
Lower Alloways Creek Twp	1,547	1,858	1,851	1,770	223	1,757	1,771	1,786	16	30,801	18,048	4,516
Mannington Township	1,740	1,693	1,559	1,806	66	1,971	2,121	2,277	471	24,232	22,272	2,415
Oldmans Township	1,847	1,683	1,798	1,773	-74	1,785	1,796	1,806	33	12,814	12,800	1,353
Penns Grove Borough	5,760	5,228	4,886	5,147	-613	5,480	5,776	6,077	930	583	576	57
Pennsville Township	13,848	13,794	13,194	13,409	-439	14,701	15,993	17,286	3,877	15,901	14,784	2,388
Pilesgrove Township	2,810	3,250	3,923	4,016	1,206	4,171	4,326	4,482	466	23,524	22,336	1,150
Pittsgrove Township	6,954	8,121	8,893	9,393	2,439	10,307	11,145	12,018	2,625	29,273	28,928	2,720
Quinton Township	2,887	2,511	2,786	2,666	-221	2,666	2,667	2,667	1	15,524	15,488	1,725
Salem City	6,959	6,883	5,857	5,146	-1,813	5,068	5,104	5,139	-7	1,761	1,664	302
Upper Pittsgrove Township	3,139	3,140	3,468	3,505	366	3,618	3,716	3,813	308	25,844	25,856	924
Woodstown Borough	3,250	3,154	3,136	3,505	255	3,797	4,061	4,333	828	1,034	1,036	63
Salem County	64,676	65,294	64,285	66,083	1,407	70,452	74,727	79,113	13,030	223,437	204,428	23,766

* 09/2014 Salem County Wastewater Management Plan Tables 1-2

** MOD4 GIS

APPENDICES D
SALEM COUNTY LAND AREAS.

Geography	Municipal Area*	Land Area*	Farmland Preserved State, County, & Local	Vacant Land Estimate**	New Jersey State Planning Area/s			County Planned Growth Corridor	Est. Vacant Land within Corridor**
					PA1	PA2	Other		
Alloway Township	21,703	20,992	4,139	1,297	0	0	1,297	0	0
Carneys Point Township	11,431	11,200	366	2,001	940	4,492	5,890	9,088	1,719
Elmer Borough	585	576	106	43	0	0	585	0	0
Elsinboro Township	8,427	7,872	1,080	2,812	0	0	8,203	0	0
Lower Alloways Creek Twp.	30,801	18,048	1,849	4,516	0	0	30,236	0	0
Mannington Township	24,232	22,272	6,415	2,415	0	0	22,460	0	0
Oldmans Township	12,814	12,800	205	1,353	79	5,970	6,734	6,049	1,112
Penns Grove Borough	583	576	0	57	570	0	0	570	57
Pennsville Township	15,901	14,784	0	2,388	4,671	0	9,991	6,026	971
Pilesgrove Township	23,524	22,336	6,440	1,150	0	0	22,490	584	369
Pittsgrove Township	29,273	28,928	3,664	2,720	0	0	29,273	0	0
Quinton Township	15,524	15,488	2,649	1,725	0	0	15,522	0	0
Salem City	1,761	1,664	0	302	0	0	1,688	0	0
Upper Pittsgrove Township	25,844	25,856	10,260	924	0	0	25,844	0	0
Woodstown Borough	1,034	1,036	0	63	0	0	1,034	0	0
Salem County Total	223,437	204,428	37,173	23,766	6,260	10,462	181,247	22,317	4,228

* 09/2014 Salem County Wastewater Management Plan Tables 1-2

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