

SALEM COUNTY
GROWTH MANAGEMENT ELEMENT

OF THE
DRAFT
COUNTY COMPREHENSIVE PLAN

October, 1999

SALEM COUNTY PLANNING BOARD
SALEM COUNTY OFFICES
94 MARKET STREET
SALEM, NJ 08079

SALEM COUNTY PLANNING BOARD

94 Market Street
Salem, N.J. 08079
(856) 935-7510 Ext. 8409
FAX (856) 935-3830

SALEM COUNTY BOARD OF CHOSEN FREEHOLDERS

C. David Sparks, Jr. Director

John A. Kugler, Deputy Director
Michael H. Facemyer
R. Benjamin Simmermon, Jr.

Susan Bestwick
Clinton H. Ware
Charles R. Sullivan

SALEM COUNTY PLANNING BOARD MEMBERS

Robert Widdifield, Chairman

Harry Pool, Vice Chairman
Keith Simpkins
Louis James Wanner
Gerri Burt
John Willadsen
Sandra Strong, Alternate

C. David Sparks, Jr., Director
John A. Kugler, Deputy Director
Chris Rehmann, Engineer
(Vacant) Asst. Engineer +
Charles Munyon, Secretary ++

+ Alternate member for County Engineer
++ Non-voting Member

SALEM COUNTY PLANNING BOARD STAFF

Michael D. Reeves, Director

Charles R. Munyon
Rita Shade Simpson
Karl Biermann

Supervising Planner
Principal Planner
Drafting Technician

SALEM COUNTY GROWTH MANAGEMENT PLAN

TABLE OF CONTENTS

	Page
1 Overview	1
2 Goals and Objectives	2
3 County Plan Map - Format	3
4 Salem County Growth Centers and Environs	5
5 Plan Implementation- Growth Management Strategies	10

FIGURES

1 Salem County Growth Management Plan	4
2 Proposed Centers and Nodes	9
3 Agricultural Development Area / CAFRA Area	11

TABLE

1 Salem County Centers	8
------------------------	---

GROWTH MANAGEMENT

1. OVERVIEW

Salem County has many positive features and advantages that are valued by those who live and work in this area -

- It is relatively rural, agrarian, and open (particularly in comparison with several of the "suburbanized" counties in the Philadelphia metropolitan region, such as Gloucester and Camden Counties)
- It has numerous rural villages, each having a sense of place and identity
- It has a concentrated urban area served by infrastructure, including public sewer and water, major highways (I295, and the New Jersey Turnpike) and mass transit
- It has abundant natural features and areas of historic significance
- It has a strong agricultural economy

Those who appreciate these features are fortunate that the County has experienced only modest growth over the last few decades. There is, however, no guarantee that this situation will continue into the future. Pittsgrove Township, on the eastern portion of the County (adjacent to Vineland City and State Route 55) experienced an increase in population of 1167 persons (17% increase) between 1980 to 1990. The potential problem is not so much related to an increase in population, but the sprawl of new development (including large scale and small residential subdivisions) into the County's rural, undeveloped areas that -

- undermines the rural character of the County
- increases the cost of providing some types of infrastructure and services and often precludes others, such as mass transit and public sewer and water
- can have a negative impact on the County's sensitive natural features (including agricultural soils), active farming operations and even its historic sites

In the last few decades, the general public has come to recognize the need to protect and preserve its natural resources, open space and rural environment, and maintain attractive and economically efficient communities. This concern is reflected in the plans of the County (e.g., Planning and Economic Development Departments) and its municipalities. In a series of seminars sponsored by the County Economic Development Department in 1997, municipal officials and citizens expressed their concern over the negative effects of suburban sprawl and the need to develop a vision for land preservation and the development of the County.

In 1986, the State of New Jersey created the State Planning Commission (SPC) and the Office of State Planning (OSP) and charged them with the creation of a statewide plan, the goal of which is to preserve and maintain the State's abundant natural, cultural, economic and social resources. 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 2000 phase of the State Plan reexamination process (referred to as "cross-acceptance"), the County, municipalities and others revised and refined the State Plan map and policies to reflect the changing needs.

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. The 1999 Salem County Comprehensive Plan and County planning in general attempts to coordinate these various plans and programs.

2. GROWTH MANAGEMENT PLAN- GOALS AND OBJECTIVES

GOALS

- **Preserve and protect the County's valued resources, including agricultural lands, historic structures and areas, and air and water quality**
- **Promote the growth and revitalization of urban areas and maintain the community character of rural towns and villages**
- **Maintain the County's rural character**
- **Preserve open space**
- **Provide public services and infrastructure in a cost-efficient manner**
- **Promote economic development in appropriate locations**

Objectives

In the process of developing a Countywide growth management or future land use plan that attempts to accomplish the above goals, the County was guided by the following objectives and general concerns -

- **Projected population should be accommodated within the County. The intention of the Plan is to manage and direct (not limit) growth.**
- **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.

- The location of sensitive natural and historic areas should be considered in the process of planning for growth centers
- Areas currently planned and zoned by municipalities for single use centers such as industrial/commercial development should be included in the County Plan
- Agriculture should not only be viewed as a natural resource but as an important industry in Salem County
- The preservation of land equity should be a major consideration in the planning process

3. COUNTY PLAN MAP-FORMAT

The County Growth Management Plan map in Figure 1 shows the areas recommended for development and preservation (or low-density development) and represents an important element of the County Plan. The structure of the Plan Map is based on the State Planning Area Map, although the County Plan provides more detail or additional levels of information than does the State Plan.

Planning Areas and Overlays

The Plan divides the County into the following general Planning Areas -

- **Metropolitan** -The large urban area of the County served by public sewer and water
- **Suburban** – Adjacent to the Metropolitan Area, but can be distinguished from it by the lack of high intensity centers and the availability of vacant developable land
- **Fringe**- serves as a buffer between the urban and rural areas and provides for future expansion of the Suburban/Metropolitan Planning Areas
- **Rural** -which includes the area outside of the Metropolitan, Fringe and Environmentally Sensitive Planning Areas
- **Environmentally Sensitive Rural** -In Salem County, this encompasses the Maurice River watershed and a small trout production area along Oldmans Creek
- **Environmentally Sensitive** - The marshy, lowland area of the County's coastal region

In addition to the basic Planning Areas, the County Map also includes the following overlays -

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

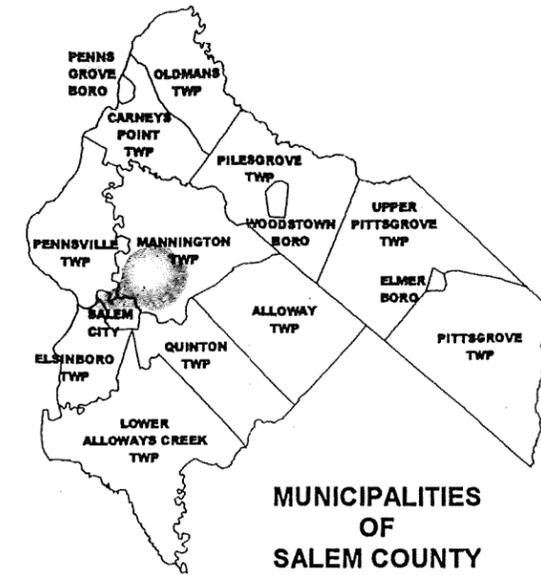
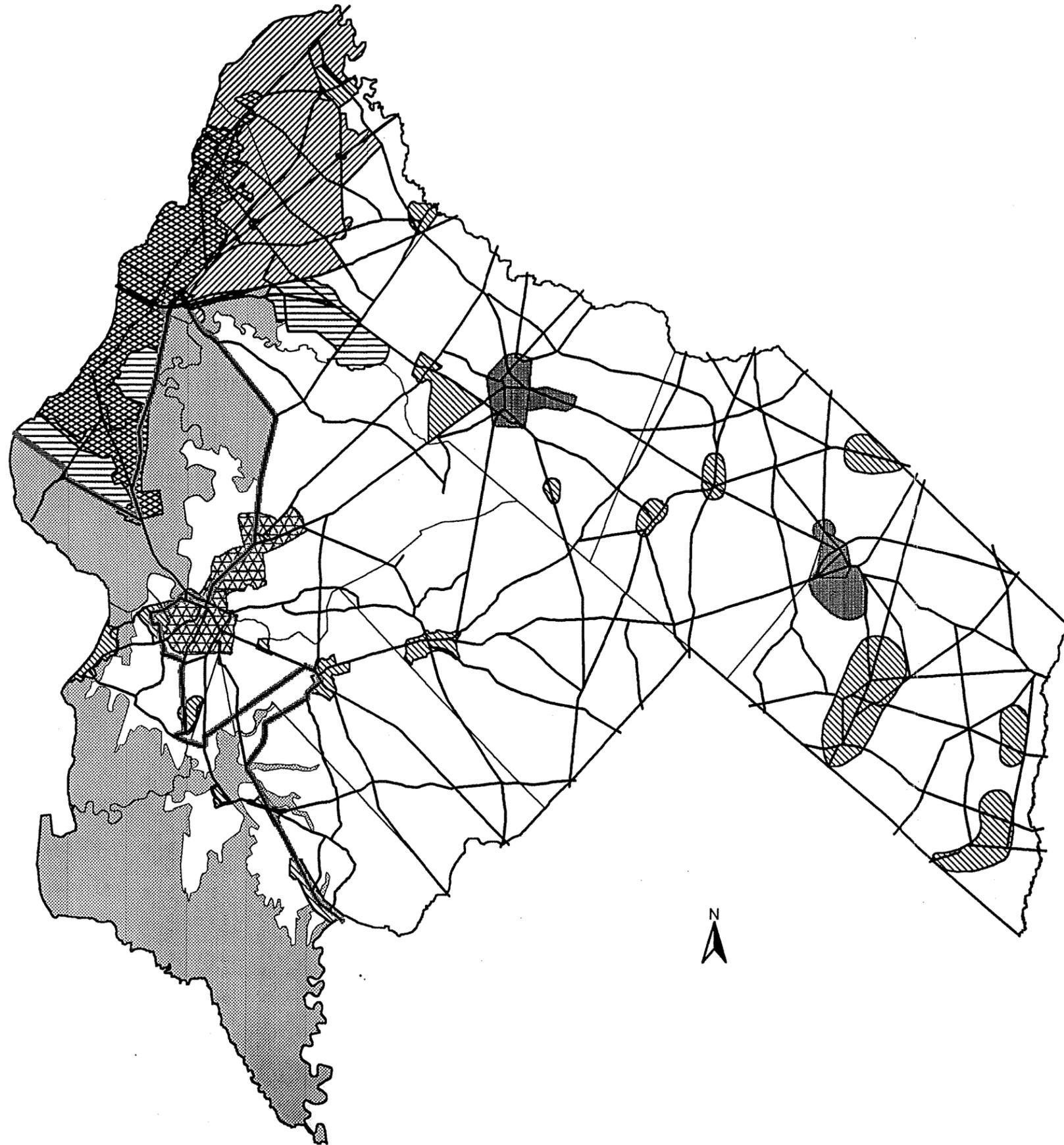
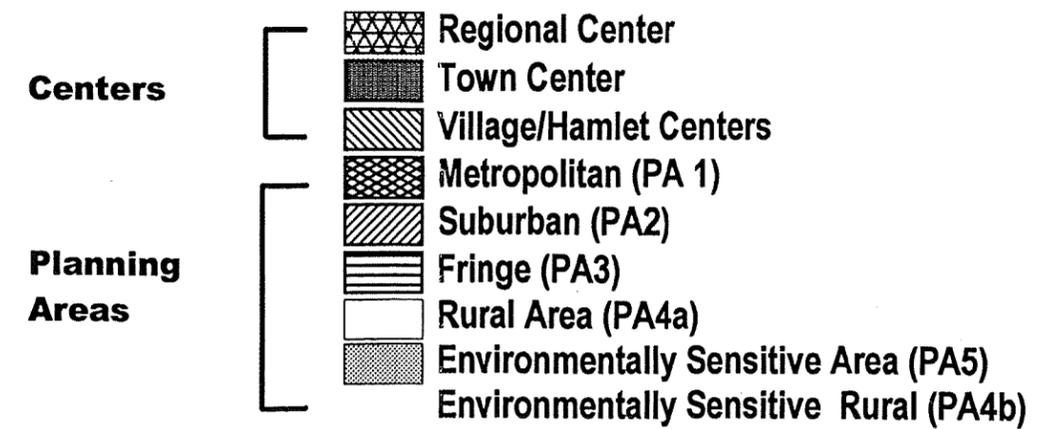


FIGURE 1
Salem County
Growth Management
Plan
May 1999



Prepared By
 Salem County
 Planning Board Staff

Centers

The primary focus of the County Plan is the identification and boundary delineation of the County's existing and planned growth centers. 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 will eventually evolve into an existing center). To date, all Salem County centers other than Woodstown and Elmer Boroughs are proposed, meaning that they have not yet been designated.

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. This provides the center and its municipality with priority for funding or (in some cases) permitting (e.g. for infrastructure). Plan endorsement (which will replace the designation process) by the Commission accomplishes the same thing but focuses on the entire municipal plan and ordinance, rather than a specific center within the municipality.

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 (e.g., Alloway and Quinton Village).
- Hamlets - Small, rural communities that are primarily residential but which offer limited convenience goods and community activities. (e.g., the 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

4. SALEM COUNTY GROWTH CENTERS AND ENVIRONS

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. The County Plan is partially based on the State Plan and the revisions proposed to the Plan during the 1997-2000 cross-acceptance process.

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 cross-acceptance process, 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 OSP/SPC worked with the municipalities to shape and refine this growth management plan.

Growth Centers and Areas

Growth areas/centers proposed by the municipalities, County and (with regard to Planning Areas) the State Plan can be seen in Figure 1 and are as follows -

- **Metropolitan Planning Area (PA-1)** - is based on the existing sewer and water service in the County's large urban area of Pennsville, Carneys Point and Oldmans Townships and Penns Grove Borough. This urban area is well served by infrastructure (including two major freeways) and mass transit and is a good location for infill development and redevelopment. However, there are, in some portions of this urban area, insufficient developable land to accommodate the type of large-scale industrial/commercial development municipalities are attempting to attract.

Suburban Planning Area (PA-2) - In response to a request for a planning area change by the County and affected municipalities during the 1997 cross-acceptance process, a large area in Carneys Point (west of the Turnpike) and in Oldmans Township were changed from Fringe to Suburban Planning Area (the only Suburban PA2 area in the County). Similar to the PA-1 area, the Suburban Planning Area is part of the area's urban growth area, and will continue to absorb the growth that is planned for this region. Industrial growth (e.g., the County Industrial Park) has recently occurred in the new Suburban Planning Area around the interchange of I-295 in Carneys Point Township.

Fringe Planning Area (PA-3) - In Salem County, this is seen as an area in transition (i.e., to suburban or urban) and is immediately adjacent to the Metropolitan Planning or Suburban Planning Areas. It is intended (at least by the County and municipalities) to absorb some of the mid-to-long-range growth that has been anticipated and planned for this entire urban/urbanizing region for several decades, but which cannot be accommodated in the largely built-out Metropolitan Planning Area. During cross-acceptance (1997-2000), the State Planning Commission approved a request of the County and the municipalities of Carneys Point and Pilesgrove Townships to expand their the Fringe area to allow for the type of commercial/industrial development being planned and promoted for this area.

- **Regional and Town Centers** - Salem City (proposed Regional Center) and Woodstown and Elmer Boroughs (designated Town Centers) represent small urbanized areas served by infrastructure that can accommodate some infill development and redevelopment. The municipalities surrounding these three centers have identified and delineated center “fringe” areas (to the east of Woodstown and north and south of Elmer Boroughs) or a major center “extension” (as proposed by Mannington Township for the Salem City Regional Center). The Center Designation Reports of the two designated Boroughs include a plan implementation agenda or general recommendations for their enhancement as regional growth centers.
- **Rural Villages and Hamlets**- The County Plan and 1998 cross-acceptance report, identified and delineated 20 existing rural villages (including 5 planned villages) and hamlets that the municipalities are proposing as growth centers (see Table 1). While the boundaries of these villages are preliminary and may be revised during the plan endorsement process, Figure 1 does provide a conceptual view of the general size and location of these centers. As part of the State’s plan endorsement process, the municipal endorsement report will discuss strategies for enhancing the “attractiveness” and general developability of their centers and discouraging growth in the environs. Once endorsed, State, regional (e.g., SJTPO) and County agencies will assist the municipality in the implementation of its plan and growth management “vision”.
- **Urban and Rural Nodes** - Defined in this Plan as major industrial / commercial zones (see Figure 2). These zones are shown to illustrate their relationship with proposed centers and the Metropolitan and Fringe Planning Area.

Protection of Environs

As described above, the environs of the County are defined as the area outside of the Metropolitan, Suburban and Fringe Planning Areas (PA) and the 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 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).

TABLE 1

SALEM COUNTY CENTERS

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

- **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 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 Figure 3). 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** - (Figure 3) During the cross-acceptance process, the County Agriculture Development Board updated its Agricultural Development Area map, which serves to guide the Board in its effort to preserve farmland through permanent deed restrictions. This map also 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 189 square miles. Priority for farmland preservation funding is determined by the ADA map, regardless of underlying Planning Areas.

5. PLAN IMPLEMENTATION - GROWTH MANAGEMENT STRATEGIES

Implementation of this State/County/local Plan will at some point require endorsement of the County Comprehensive Plan and municipal plans and ordinances. The County and municipalities should do this to take full advantage of the benefits (priority for grants, etc.) that result from endorsement. However, as mentioned above, actual implementation of this growth management vision involves -

- Enhancement and support of the large area (Metropolitan, Suburban and Fringe Planning Areas) and small urban and rural centers to allow them to function as viable growth areas for the region-(increasing the “attractiveness” and developability of these centers)
- Employment of strategies to discourage development or preserve land in the designated environs of the County.

Center enhancement would primarily involve a municipal effort and substantial State assistance, although the County could assist where needed. Preservation of the environs are an effort, which the county could play a major role, through the County’s farmland acquisition program and technical assistance.

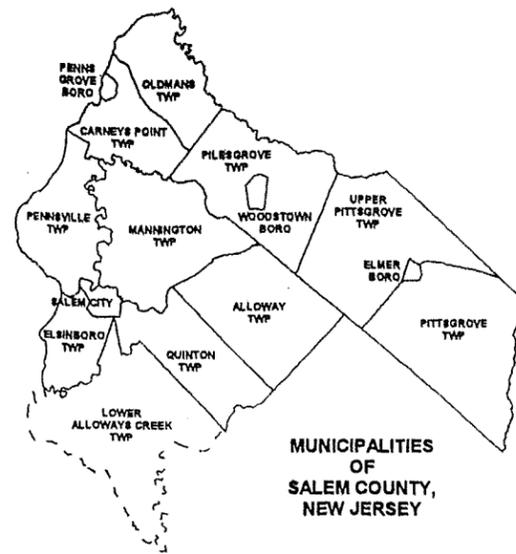
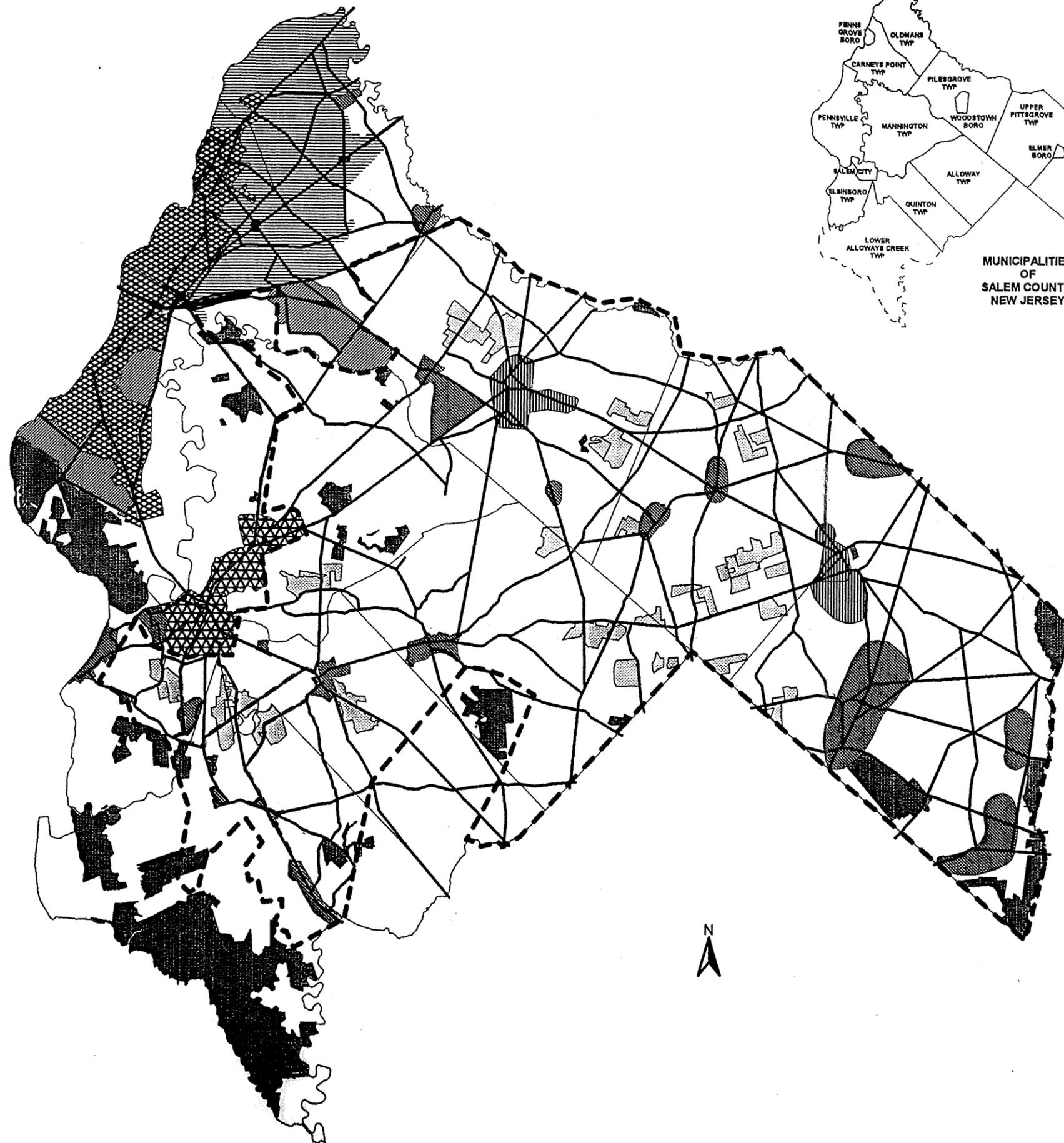


Figure - 3

**Agricultural Development Area,
C.A.F.R.A. Area**

**Salem County,
New Jersey**



-  Agricultural Development Area
Cafra
-  Primary County Roads
-  Metropolitan (PA 1)
-  Suburban (PA 2)
-  Fringe (PA 3)
-  Regional Center
-  Town Centers
-  Village / Hamlet Centers
-  Preserved Farmland
-  State Owned Land, WMA etc.

+ As of February, 1999. For information only.

Prepared
by
Salem County
Planning Board Staff

Center Development and Enhancement - Proposed Strategies

The County's municipalities identified and delineated their proposed growth areas (i.e., Metropolitan and Fringe Planning areas and urban and rural centers) during cross-acceptance. However, implementation of this growth management "vision" requires not only agreement on boundary lines, but local support and commitment. As a first step, it may require modifications to (or development of new) plans and ordinances that reflect and support this vision. This includes the municipal -

- Wastewater Management Plan - identifying centers to be sewerred or served by an alternative wastewater treatment system (e.g., package treatment plant)
- Land Use Plan - that is compatible with the Planing Area/Centers map and wastewater management plan
- Ordinances- that are compatible with the land use plan and which provides for design measures as clustering
- Housing Plan Element- that provides for adequate diversified housing and housing rehabilitation (particularly in centers). Municipalities should consider the advantage of COAH certification of their housing element and related fair share housing plan.
- Community or downtown revitalization plan - that guides the improvement of centers (e.g., streetscape improvement, park development of parks and recreation areas)
- Open Space and Farmland Preservation Plan - which would show areas targeted for preservation in the environs and, specifically, around the municipal centers
- Economic Development Plan - that identifies areas for new industrial/commercial development for the purpose of increasing the municipality's economic base and providing job opportunities
- Transportation Plan - focusing on reduction of traffic hazards, congestion and other transportation-related problems that detract from the quality of life in the centers

Municipalities may require financial and technical assistance from the State and County to modify plans and ordinances as described above, and to implement these plans. The County can be of some assistance by providing model ordinances and guidance in plan development and through municipal forums and seminars (similar to those provided by the County Economic Department).

Preservation of Environs- Proposed Strategies

Preservation of the environs can at least be partially achieved by channeling new development into growth centers, but effective growth management and reduction of suburban sprawl requires additional strategies. There are regulatory actions (e.g., large lot zoning) that have been taken at the municipal level, and land acquisition programs that while costly, are seen as a more equitable means of preserving land from unwanted sprawl. As with centers, additional planning may be needed at the County and municipal level to identify high priority lands for preservation and protection.

There is a range of land preservation strategies that, to varying degrees, are being pursued by the County and Salem County municipalities. They include, but are not limited to the following -

- Farmland Preservation - The County Farmland Preservation Program is administered by the County Agriculture Development Board (CABD) which, to date, has preserved the development rights of 8300 acres. (see location in Figure 3). Several Salem County municipalities actively participate by allocating funding to this program for development rights acquisition in their area. Given the amount of farmland in the County and relatively low development pressures, this program represents an effective means of preserving the environs (degree of success depends on amount of funding available to the program). The CABD has updated their Agricultural Development Area Map (see Figure 3) to identify areas to be given priority for preservation.
- Open Space / Critical Environmental Site Preservation- Similar to farmland preservation program, this strategy concentrates on the preservation of environmentally sensitive areas, such as stream corridors, environmentally significant forest stands, etc. The County Open Space Plan will identify and prioritize areas for preservation. As with the farmland retention program, the focus should be on purchase of development rights rather than land acquisition.
- Clustering -(ordinance element) permits individual residential lots in large subdivisions to be smaller than permitted by municipal ordinance and allows for the creation of common open space or recreation area or preservation of natural areas.
- 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. This approach is described in several publications, including the Natural Land Trust’s *Designing Open Space Subdivisions* and *Conservation Design for Subdivisions* by Randall Arendt (the County Planning Office has applied for a grant to assist municipalities in incorporating this concept into local plans and regulations).
- Transfer of Development Rights (TDR) - is currently not permitted outside Burlington County. However, the Municipal Land Use Law does permit a variation of TDR that could be applied locally. The County will assist Municipalities in developing guidelines and a model Ordinance relating to this limited TDR strategy.
- Watershed-based Planning - The watershed, which may encompass several municipalities, should be the 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.

- Zoning - Should be used cautiously as growth management tool since it could reduce landowner's equity. It can be used effectively to protect areas with severe development constraints, such as poor soil conditions or wetlands.

County Planning Board - Proposed Strategies and Tasks

- Encourage municipalities to apply for plan endorsement and assist (where needed) in this effort. Where appropriate, encourage a regional or multi-municipal approach to the plan endorsement application process.
- Continue to monitor growth and development in Salem County to assess progress in County Plan implementation
- Continue to refine the methodology used in the development of County/municipal population projections and to update projections on a regular basis
- Support and, as needed, assist the County Agricultural Development Board in its farmland/open space acquisition program
- 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
- Assist municipalities requesting changes to the State Planning Area map (during and after cross-acceptance)
- Encourage DEP to streamline the approval process for alternative wastewater treatment systems for designated centers
- Update the County Plan and all essential reports (e.g. Transportation Plan) on a regular basis