

LOWER ACTION PLAN

Italics = DEP CAFRA Requirements

Item No.	Subject	Action Item	Deliverable	Township Deadline	State Review Deadline
A1	State Plan Policy Map	The Township shall work with state agencies to revise boundaries for the Center(s) to be consistent with the State Plan goals, policies, and delineation criteria. The Township will need to clarify what types of development is proposed for these centers.	Center boundaries	9/30/2007	9/30/2007
A2	State Plan Policy Map	The Township shall work with state agencies to revise boundaries for Planning Areas and Critical Environmental Sites to account for existing environmental resources and capacity constraints.	Planning area and CES boundaries	9/30/2007	9/30/2007
B1	Master Plan Update	The Township shall update its Master Plan as necessary, in particular the Land Use Plan Element, based on the discussion of other action items in this table.	Updated Land Use Plan Element adopted.	5/31/2008	6/30/2008
B2	Land Use / Zoning Regulations	The zoning ordinance revisions and/or new ordinances must implement the policies and recommendations of the master plan, and accurately reflect center boundaries and/or planning area changes (if applicable), and ordinances that implement appropriate environs protection measures, including zoning, resource protection, and site plan and subdivision ordinance revisions.	Zoning amendments implementing the land use plan element to support development of centers and TOD cores as well as protection of rural and environmentally sensitive areas.	9/30/2008	10/31/2008
C1	Center Concepts	The Township shall provide preliminary responses as to what its plans are for several of its Centers in relation to the issues outlined in the review.	Narrative statement.	1/31/2008	2/29/2008
C2	Center Concepts	The Township shall prepare preliminary concepts for the Town Center(s) to identify areas of focused development/redevelopment and how improvements could be made to provide for a pedestrian-friendly environment.	Narrative statement and map(s).	1/31/2008	2/29/2008
C3	Center Concepts	The Township shall ensure that the Centers are sufficient to accommodate prior-round affordable housing obligations and growth share.	Mapping and revised projections if necessary.	9/30/2007	10/31/2007

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C4	Center Concepts	The Township shall provide at least an overview of transportation issues (if not a full circulation plan), discussing road networks and alternative modes of transportation such as transit, bicycling and walking. This item should link transportation to land use context in a strategic manner to support center-based development.	Updated circulation plan element or narrative statement and maps/graphics.	9/30/2007	10/31/2007
D1	Draft Housing Element and Fair Share Plan	The Township shall ensure that its Plan Endorsement petition and COAH petition are generally consistent with each other in terms of where development will be focused and how much growth will be accommodated. The COAH petition will incorporate relevant agreements and information arising from Plan Endorsement negotiations taking place through this Action Plan.	Draft housing element & fair share plan.	2/29/2008	3/31/2008**
E1	Emergency Planning	The Township shall provide evidence that it has an Emergency Operating Plan approved by the NJ State Police.	Copy of approval from NJ State Police.	1/31/2008	2/15/2008
F1*	Threatened & Endangered Species Habitat	The Township shall work with DEP on protecting habitat of threatened and endangered species. This information will be part of discussion in making any adjustments to center boundaries and planning areas.	Proposed habitat protection strategy and draft ordinance.	9/30/2007	10/31/2007
G1	Emergency Services	The Township shall prepare a detailed statement clarifying how it plans to provide adequate police/fire/EMS facilities and services in Diamond Beach. Where the Township's consideration of this issue precedes the deadline, the Township shall notify OSG of relevant meetings.	Narrative statement.	2/29/2008	3/31/2008
G2*	Open Space	The Township shall provide a statement and map(s) identifying on a preliminary basis high-priority areas for open space and resource protection and outlining possible strategies for implementation. This document shall serve as an input for related PIA items.	Narrative statement and map(s).	5/31/2008	6/30/2008
H1	Petition Report Update	Elements of the petition report will be accurately updated based on the fulfillment of this action plan. These elements may include but are not limited to: consistency with State Plan goals and policies, PIA, population projections, center delineation criteria, references to new documents.	Petition report.	9/30/2008	10/31/2008
H2	Petition Report Update	Due to the extent of change involved to make the petition consistent with the State Plan, the Township shall provide detail of public participation for the various action items, and in the end pass a resolution supporting the revised petition.	Petition report.	9/30/2008	10/31/2008

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H3*	Petition Report Update	The Township shall improve the Statement of Planning Coordination section to discuss how future center-based development, infrastructure & capacity, and environmental protection will be coordinated with adjacent municipalities. This section shall also address cross-border issues such as development impacts and potential for shared services.	Petition report.	9/30/2008	10/31/2008
I1*	Coastal Consistency Statement	<i>The Township shall prepare a statement that addresses natural resource protection and coastal management demonstrating consistency of local plans and ordinances with the goals of the Coastal Zone Management Program.</i>	<i>Coastal Consistency Statement.</i>	5/31/2008	6/30/2008
I2*	Cape May County Wastewater Management Plan	<i>The Township shall work with Cape May County to prepare an updated Wastewater Management Plan that address the wastewater and water quality management needs of the Township under the endorsed plan. The updated Wastewater Management Plan must be noticed for approval by DEP prior to CAFRA center designation.</i>	<i>Updated Water Quality Management Plan through municipal amendment.</i>	2/29/2008	5/31/2008
I4	Water Supply Information	<i>The Township shall coordinate with DEP in the final phase of the study of the Cohansey aquifer to determine best scenario(s). Pending the results of the study, and the choosing of the preferred water supply scenario, the Township must prepare and submit an assessment of existing public water supply wells with current allocation(s) and ability to accommodate projected growth.</i>	<i>Documentation of adequate water supply from utilities authority and/or private purveyor(s).</i>	9/30/2008	10/31/2008

*Technical support from the State requested by the Township

**This is a preliminary review (projections, housing sites) for the purpose of Plan Endorsement and does not supplant COAH's formal review of the housing plan.