

April 29, 2004

MEMORANDUM TO: Members, Plan Implementation Committee

FROM: Adam Zellner, Executive Director
Megan Lang, Area Planner

RE: Byram Township Village Center Petition

Pursuant to Subchapter 8 of the State Planning Rules (N.J.A.C. 17:32 et seq.) in effect prior to January 7, 2001, Byram Township has submitted a petition to amend the State Plan Policy Map to designate one area of the Township as a Village Center.

Byram's original petition for Village Center was submitted as part of the Sussex County Cross Acceptance report in 1998. The original petition for the Byram Village Center was dated May 1997. The Byram Smart Growth Plan serves as an updated center petition and was submitted in 2002. While the Plan Endorsement process was explained and recommended, representatives from Byram felt strongly that they wanted to complete their petition for center designation. This is a reasonable request considering their planning accomplishments, as is evident in their Smart Growth Plan. They plan also to pursue Plan Endorsement.

Staff Recommendations: The staff recommends designation of the proposed Byram Village Center and supports Byram's pursuit of Plan Endorsement. With consideration to the provisions of the PIA and their adopted Smart Growth Plan, the petition to designate Byram as a Village Center is consistent with the State Development and Redevelopment Plan as will be described in this report.

COAH: Byram is certified by COAH. If the center petition is not designated by June 30, 2004, Byram may apply for a waiver from the provisions under N.J.A.C. 5:93-5.4(c), which require inclusionary sites to be located in centers.

Public Participation: Comprehensive planning has been active in Byram since 1964. At that time, Byram created a statement of goals and recommendations to approach issues of land use, housing, traffic and community facilities. Over time, this statement of goals and recommendations evolved into a more formal master planning process. The planning effort in Byram eventually lead to petitioning the State Planning Commission to designate a portion of the Township as a center.

In 1993 and 1994, the Byram Citizens' Planning Group, an ad hoc committee led by the Environmental Commission and comprised of local officials and residents, met to gather public input and prepare a concept design of a new Village Center on the 60-acre corner parcel at Lackawanna Drive and Route 206.

Byram's Planner prepared the Township's original center petition, dated 1997. The 2001 Smart Growth Plan replaces the original petition.

Regional Profile: Sussex County has 24 municipalities and a 2000 census population of 144,166 people. As shown on the State Plan Policy Map, Sussex County contains a significant amount of lands that are environmentally sensitive (PA5), rural (PA4) or both (PA4b). Byram Township is located in northwestern section of New Jersey, in southern Sussex County. This region is the state's highest in elevation and one of its more environmentally sensitive areas. It is part of several geographic regions, including the Appalachian Highlands, which extends from Pennsylvania to Connecticut and the New Jersey Skylands, which includes the Kittatinny mountain range. The State Planning Commission and the recently formed Highlands Task Force have both recognized the Highlands as a special resource area. The Highlands Task Force recommended the establishment of a core preservation area, which would include most of Byram Township, except the center boundary. Highlands legislation will define the limits of the Highlands core area.

Throughout Sussex County, historic development patterns have led to small-scale crossroads towns and villages, while more recent patterns can best be described as exurban. Newer development has begun to sprawl in pockets with a heavy dependence on the automobile, leading toward a larger commuter population and the emergence of strip commercial development. In order to begin to change this evolving pattern, Sussex County has recognized the need to limit sprawl and concentrate growth or regional impacts into contained centers, consistent with the State Plan. Nearly 60% of Sussex County's workers commute to jobs outside of the region, with over 30 minutes of average commuting time. Newton is the only major employment center in the county.

Byram Township Profile: Byram Township consists of 21.6 miles of land located in the northern portion of New Jersey, and the southern portion of Sussex County. Byram is mapped on the State Plan Policy Map as PA4 (28%), PA5 (50 %) and PA8 (22%). Allamuchy State Park comprises much of the over 3,000 acres of public parklands. The terrain has large tracts of land that include wetlands, steep slopes, and floodplain areas. Hopatcong Borough, Borough of Stanhope, Mount Olive Township, Allamuchy Township, Green Township, Andover Borough, and Andover Township are Byram's neighboring municipalities. The 25 lakes, streams, and ponds, including Frenche's Pond, Jefferson Lake, Cranberry Lake, Lake Lackawanna, Wolf Lake, Roseville Pond, Panther Lake, Forest Lake, Kofferls Pond, Stag Pond, Lake Mohawk, Waterloo Lakes, Johnson Lake have led Byram to become known as the Township of Lakes.

Many neighborhoods in Byram first developed as clusters of summer cottages; some, especially Cranberry Lake were reached via regional rail lines. These areas are now known in Byram as the lake districts. More recently many of these dwellings have been converted to year round residences and much of Byram's residential development is still lake-oriented. Byram's Smart Growth Plan described how this early development helped to establish a desirable land use pattern, one that replicated traditional village land use patterns.

Table 1: Comparison of the Center, Municipality and County

(Gross)	Byram Village Center				Byram Township				Sussex County			
	2000	2020	#Δ	%Δ	2000	2020	#Δ	%Δ	2000	2020	#Δ	%Δ
Area (Sq. Mi./Acres)	0.09 ¹	0.09	-	-	22.1	22.1	-	-	521	521		
Pop.	0	450 ²	450	100%	8254 ³	11,109	2855	26%	144,166	175,745	31,579	21.9
Pop/Sq. Mi.	0	4090 ²	4090	100%	373.5	502.7	129.2	26%	276.7	337.3	60.6	21.9
Jobs	0	330	330	100%	323 ⁴	653	330	50%	36,398	59,560	23,162	63.6

Source: Byram Center Petition; US Census; CUPR 2001 State Plan Impact Assessment
Refer to appendix for information regarding figure derivations

Byram Village Center: The proposed village center, as described in the Byram Smart Growth Plan, encompasses lands immediately adjacent to Lackawanna Drive and Route 206. The Smart Growth Plan goes on to describe the area within the proposed center boundary as “ the largest unconstrained land available for development in the Township with or near infrastructure”. “The developed properties maintain frontage on Route 206, necessary for maximum exposure to the highway. The Smart Growth Plan envisions the highest density of development adjacent to Route 206. Such development would consist of mixed-use retail with office and residential spaces on upper floors. The ‘interior’ of the Center is intended for a community green with civic buildings having a high degree of pedestrian uses. Surrounding the green should be the highest intensity residential uses, e.g. townhouses and duplexes. The outlying ring of development is detached small lot single-family residential homes.”

The proposed center would consist of 36 town homes, 94 single family detached, and 40 apartments residing on .09 square miles of land. Thirty-four of the 170 units would be set-aside to fulfill Byram’s COAH obligation for new construction of low and moderate-income level housing.

Table2: Summary of Village Center Guidelines

(Gross)	Village Guidelines	2000 – 2020				Build-out		Build-out	
		2000	2020	#Δ	%Δ	#Δ	%Δ	#Δ	%Δ
Area (sq. mile)	<1	0.09	0.09	-	-	-	-	-	-
Population	<4,500	0	450	450	100%	450	450	100%	
Gross Population Density (Pop.sq. mile)	>5,000	0	4090	4090	100%	4090	4090	100%	
Housing	100-2,000	0	170	170	100%	170	170	100%	
Gross Housing Density (DU/Acre)	>3	0	2.83	2.83	100%	2.83	2.83	100%	
Employment	50-1,000	0	330	330	100%	330	330	100%	
Jobs: Housing Ratio	0.5:1-2:1	0	1.9:1	1.9:1	100%	1.9:1	1.9:1	100%	

Center Boundaries: The village center boundaries, as proposed in the Smart Growth Plan, include the land facing Highway 206 and the land on the southern side of Lackawanna Drive to the Wild West City property. The center boundary will not be located within the Highlands core area.

See Appendix A for a map of the center boundary.

Housing: Byram's housing stock consists of primarily single-family, owner occupied dwellings. The majority of units (over 60%) were built between 1960 and 1979. Over the years, there have been increasing numbers of seasonal housing units being converted to year round dwellings. The master plan describes the 10 main residential concentrations in Byram and their tendency to be located near and around the lakes. Residential housing development is also largely located in relative proximity to the Route 206 corridor.

Byram has petitioned the Council on Affordable Housing and been awarded certification in 2003 to satisfy its 34-unit new construction and 28-unit rehabilitation obligation. It is planned that the new affordable units will be constructed within the proposed village center.

Environs Profile: The elements that make up Byram's environs include vacant land, much of it very rocky land, areas with steep slopes, wetlands, and low-density residential areas. There are a number of recommendations for these areas that are included in the Smart Growth Plan. These recommendations include improving existing cluster housing ordinances, adopting design guidelines to create appropriate development to preserve the rural character, revising zoning to decrease the minimum density in R-1 and R-1A, increasing the size of the R-1 district to include all environmentally sensitive areas, creating a conservation district, expanding the system of trails, eliminating the Industrial Commercial Park district in certain areas, creating a public district for public facilities and services, and creating a quarry district.

Both the master plan and the Smart Growth Plan discuss the significant amount of developable land that exists in Byram outside the proposed center. Most of these lands are forested uplands. These upland forests serve as critical components to the maintenance of the water quality of the sensitive watersheds in the Highlands and for the many lakes in the township. The development potential of these forests is limited by steep slopes, rock outcrops and other physical constraints, however, much of this land remains unprotected and is vulnerable to development. The Smart Growth Plan, master plan and the Natural Resources Inventory, all make reference to the vulnerability of this land, which can give the appearance of open space, yet has the potential to be developed at any time. It is anticipated that the Highlands Council will establish policies and regulations aimed at protecting vulnerable lands within the Highlands core. **We believe that the preparation of woodland management plan for Byram Township, in accordance with protocol established by DEP's Division of Parks and Forestry would be appropriate to maintain the integrity of the forests in the township, which comprises nearly 60% of the township's land. We also recommend that the township should evaluate the potential use of Transfer of Development Rights, a new smart growth tool recently signed into New Jersey law. TDR would be an effective means to transfer some of the development potential in sensitive habitats and mature woodlands into the center where the infrastructure is planned and can support some additional growth potential.**

Highlands Coordination: In recognition of the Highlands task force recommendations, we recommend that the **Township should agree to take such additional measures to protect the environs as may be required by any Highlands legislation that is enacted into law with technical and financial assistance from OSG and any Highlands entity that is created within the timeframe specified in the Highlands legislation.**

Water Supply: Water is supplied to Byram's residents through private wells, private water companies and public water companies. There are 11 water providers operating in Byram. Private wells will provide water to residences in land outside of core areas. The Smart Growth Plan estimates residential water demand for the center will be between 45,000 and 56,250 gallons per day. **We agree with the recommendations in the Smart Growth Plan to extend the New Jersey American public water line from Stanhope Borough into the Village Center development, when built.**

Storm water: Byram does not have a storm water management plan, although elements of a plan exist in several different ordinances. Based on recent DEP rules changes, this will become a requirement in 2005. **We recommend the formation of a storm water management plan by 2005. Steps for becoming compliant with DEP rules are outlined in the PIA.**

Sewage: Until 1993, Byram was almost entirely served by individual septic systems. In the early 1990's, Byram was granted an allocation with the Musconetcong Sewer Authority. More recently, Byram successfully petitioned the Sewer Authority for additional capacity to accommodate future growth in the center. The Sewer Authority, located about a mile south of Byram can treat up to 3,000,000 gallons per day, with approximately 100,000 gallons allocated for Byram. In most areas of the Township, on-site subsurface septic systems are utilized. At present, the Village Center project area is not sewered. However sewers will be extended into the new Village Center development as per the DEP approved sewer service area. **It is recommended in the Smart Growth Plan to align the sewer service area with the center boundary.**

With numerous lake communities in the township on septic systems that once served seasonal needs and are now converting to year-round residences, it is apparent that issues of water quality need to be continually monitored. These issues are addressed in Byram's Lakefront Development Plan. **We support the recommendations for water quality management that appear in Byram's Lakes Management Plan and encourage that inclusion within the PIA.**

The Township adopted the wastewater management plan in 1995. The PIA indicates that the wastewater management plan should be revised to include recommendations from the Smart Growth Plan and the Lakefront Plan and include the center

Agriculture: The steep slopes, rock outcrops and stony soils found in Byram are not conducive to growing crops. Byram's main agricultural uses are hay farming, timbering, and woodland management. There are no significant prime agricultural lands in Byram. **Opportunities should be provided within the center for farm stands to sell fresh locally grown produce.**

Transportation: Route 206 serves as the gateway to Sussex County and the proposed center. It is also Byram's main thoroughfare. The master plan has encouraged the planned development of a mixed-use village center to include commercial land uses, including sub-regional retailing, professional offices, and business services as well as opportunity for housing within the village

center. The area currently permits retail and service uses, business and professional offices, and other commercial uses. Other roads in the area are I-80, CR 604 (Waterloo Road), CR 607 (Lackawanna Drive), Route 183 and CR 605 (Sparta-Stanhope Road). The closest New Jersey Transit station is in Netcong, approximately 2 miles south of Byram.

New Jersey Department of Transportation plans to widen and resurface the portions of Route 206 in Byram. While Byram recently passed a resolution in support of the NJDOT concept plans, there are ongoing discussions regarding the streetscape designs.

From a regional perspective, Byram is situated as the gateway into Sussex County where Route 206 serves as a primary artery. Growth and development patterns need to change in order to maintain harmony with the natural resources that make Sussex County a special place. We must begin to plan and design for growth in locations that make reasonable sense. Outside of these areas, growth should be very limited and not allowed to string itself along the highway. **The PIA should include a component where Byram will participate in a yet to be formed grouping of communities (with center designations) for the purposes of developing regional design standards for the Route 206 corridor.**

Historic Preservation: The Smart Growth Plan briefly notes that while many of Byram's historic structures have been lost, Waterloo Village, once a transportation site on the Morris Canal for the shipment of iron ore, smelted iron, and other local products, exists today as an historic village. The architectural style of Waterloo Village can serve as a model for the new Village Center or other housing and commercial development. The master plan recognizes the 19 sites that have been designated as historic sites.

Intergovernmental Coordination: The community historically has had a representative on the Musconetcong Regional Planning Board and has participated in Sussex County's regional planning discussions. Byram has also been involved with planning at the State level through their dialogue with the Office of Smart Growth and the State Planning Commission.

Growth Management Mechanisms: Prior to the adoption of the proposed Highlands regulations, the growth management mechanism that has been recommended, in both the master plan and the Smart Growth Plan, is to reduce the permitted density in most of the existing residential areas, and concentrate new housing development in the center. Based upon comparison build-out analyses of current zoning as compared with the recommended changes in the Smart Growth Plan, potential new unit development would be reduced from over 4,000 new units to about 900 new units. It is also likely that the Highlands core preservation efforts will further reduce this number and will also have a longterm effect on the population projections for the region. The township continues to evaluate its growth potential and views their center to be the primary location for growth to occur. Elsewhere there is a clear sentiment that the existing growth potential should be curtailed through acquisition of open space and other creative mechanisms such as seeking easement purchases or donations and establishing flexible zoning standards to encourage preservation efforts.

Open Space: Byram has had an Open Space tax for the past several years, which generates about \$99,000 per year. Byram has an Open Space and Recreation Plan, a Lakefront Development Plan, a trails plan, a Natural Resource Inventory, and the Lubbers Run Greenway Project, which is a stream corridor study. Land preservation tactics in the Lubbers Run Greenway area, which crosses through the middle of the Center Designation area and forms the southern boundary of the new Village Center project area, include in-fee and easement purchase, as well as open space and resource protection requirements in local zoning ordinances.

<i>PUBLIC OPEN SPACE</i>	
<i>Property Owner</i>	<i>Acres</i>
New Jersey Department of Environmental Protection	3,079
New Jersey Department of Transportation	105
New Jersey Natural Lands Trust	91
Byram Township	132
Sparta Township	3
Byram Board of Education	108
Total	3,518

Source: Byram Township Open Space and Recreation Plan – October 2000

Source: Byram Smart Growth Plan

Indicators and Targets: The Township needs to establish indicators and targets as described in the PIA.

Recommendations:

- **The staff recommends designation of the proposed Byram Village Center and supports Byram’s pursuit of Plan Endorsement**
- **We recommend the preparation of woodland management plan, in accordance with protocol established by DEP’s Division of Parks and Forestry**
- **We recommend that the township should evaluate the potential use of TDR or TDC to transfer some of the development potential in sensitive areas into the center where the infrastructure is planned and can support some additional growth potential**
- **We recommend the public water line be extended into the center**
- **We recommend the formation of a storm water management plan by 2005**
- **We recommend that the sewer service area be amended to reflect the center boundary**
- **We support the recommendations for water quality management that appear in Byram’s Lakefront Development Plan and encourage their inclusion within the PIA**
- **Byram will participate in a yet to be formed grouping of communities (with center designations) for the purposes of developing regional design standards for the Route 206 corridor.**
- **Highlands Coordination: The Township will agree to take such additional measures to protect the environs as may be required by any Highlands legislation that is enacted into law with technical and financial assistance from OSG and any Highlands entity that is created within the timeframe specified in the Highlands legislation.**

Sources:

Byram Township Smart Growth Plan, 2002
Township of Byram, Master Plan, 1988
Township of Byram, Master Plan Reexamination, 1995
Byram Township, Natural Resources Inventory, 1994
OSG files

Footnotes:

1. The Byram Village Center Area is 60 acres (0.09 Sq. Miles) and is based on the Village Center Core Area as described in the Byram Smart Growth Plan.
2. The Byram Village Center Population and Jobs numbers are derived from the Village Core Land Use Allocations and Summary Land Use Figures in the Byram Smart Growth Plan.
3. The 2000 Byram Township Population is from 2000 Census figures.
4. The 2000 Byram Township Jobs number is from the New Jersey Employment and Wages: 1999 Annual Private Sector Report of Municipalities by Industry by the New Jersey Department of Labor, Office of Labor Planning & Analysis

Appendix A:



Appendix B:

<i>ACTIVITY</i>	<i>LOCAL EFFORT</i>	<i>STATE/COUNTY/ OTHER ASSISTANCE</i>	<u><i>TIMEFRAME</i></u>
<i>Land Use</i>			
Continue to support and refine procedures for increasing local participation, input and support for the Village Center concept plan and for implementation.	Planning Board, Municipal Committee, Smart Growth advisory group to generate public support for plan implementation.	OSG, SCPD USEPA Env. Education Grants Program.	Ongoing
Enact down zoning in Environs in combination with other zoning changes as detailed within the Lakefront plan and this PIA.	Township to identify areas and revise Master plan and zoning map.		September 2004
Continue with the ongoing opens space acquisition efforts in the environs and Lakefront areas, in combination with other growth management practices.	Assess targeted preservation areas and acquire properties, development rights or easements.	NJ Green Acres Program; Sussex County Farmland Preservation Program, Planning Incentive Grants, Non-Profit Partners	Ongoing
Maintain and update GIS database	Township to acquire relevant, existing GIS data layers. Contract or develop services for the maintenance of parcels, zoning, septic management areas and others.	OSG, SCPB, Conservation Technology Support Program.	Ongoing
Develop Visual Design Guidelines for Town Center and other areas as part of Master Plan process.	Complete review of design guidelines and adopt as municipal ordinance.	SID Challenge grants; Smart Growth Future Grants; Sustainable Dev. Challenge Grants.	September 2004
Consider Redevelopment to implement Village Center concept.	Consider authorizing redevelopment study		September 2004
The designs throughout the Village Center should seek to create a mixed-use environment offering enhanced social, environmental, economic and aesthetic development design; create a pedestrian friendly village, easily accessible from neighboring residential areas; provide essential services to residents; encourage	Township to continue to support this SDRP policy relative to this center.	SPC to continue to review effectiveness of this policy to support center-based growth with a goal of encouraging and supporting positive human-scale community design.	Ongoing

housing on upper floors above retail stores in order to provide the necessary residential critical mass to make the center feasible; develop a Center at a density that creates a sense of place, encourages pedestrian activity and uses infrastructure efficiently; and create distinct gateways into to the Village Center area.			
Continue working with NJDOT on design and implementation of State Route 206 improvements to ensure pedestrian and bikeway linkages to Village Center and surrounding neighborhoods	Planning Board, Municipal Committee and Smart Growth advisory group to continue monitoring and advising NJDOT	NJDOT, Sussex County Planning Board	Ongoing
<i>Housing</i>	<i>LOCAL EFFORT</i>	<i>STATE/COUNTY/ OTHER ASSISTANCE</i>	<u>TIMEFRAME</u>
Continue the housing rehabilitation program as needed to meet rehabilitation needs.	Coordinate with housing code enforcement; coordinate with local banks; process applicants and administer program.	Technical and financial assistance from DCA and HMFA such as the 100% mortgage program.	Ongoing
Adopt bulk standards to control scale of home conversion activity throughout Byram by establishing maximum building coverage per lot area.	Adopt new bulk standards proposed by Lakefront plan		September 2004
Support the Fair Housing Act through compliance with COAH certification.	Receive COAH certification.	COAH	Achieved December 2003
Evaluate the continuing need for Senior & Affordable Family Housing in light of new COAH regulations.	Planning Board, Municipal Committee and Smart Growth advisory group to continue monitoring and advising.	COAH staff, county planning dept.	Ongoing
Adopt fair share ordinance.	Adopt Village Center Ordinance to require 20% or 34 affordable units (25 for-sale affordable units and 9 non-age restricted rental units)		Achieved December 2003

<p>Adopt bulk standards that require any new lot proposed to utilize on site well and septic systems be a minimum of 40,000 square feet in size. Any new lots created or new home construction on lots less than 40,000 square feet in size are required to connect to a potable water supply. All septic systems maintenance must comply with DEP's subsurface sewage disposal regulations.</p>	<p>Adopt new bulk standards proposed by Lakefront plan</p>		<p>June 2004</p>
<p>Support mixed -use designs that encourage housing on upper floors above retail stores in order to provide the necessary residential critical mass to make the center feasible</p>	<p>Township ordinances to continue to support mixed-use second residential homes throughout Village Center.</p>	<p>DCA: Upstairs-downtown Mortgages; Downtown Living Initiative Program.</p>	<p>June 2004</p>

<i>Transportation</i>	<i>LOCAL EFFORT</i>	<i>STATE/COUNTY/ OTHER ASSISTANCE</i>	<u><i>TIMEFRAME</i></u>
Implement the Byram Township Village Center Bicycle and Pedestrian Accessibility Plan.	Adopt plan, secure right of ways and funding sources.	DOT Ped. & Bike planning; Local Aid for Centers; TEA-21; NJ Tree Planting; Livable Communities; Smart Growth Future Grants. National Recreation Trails Program.	Fall 2004
Promote flexible transportation design standards & flexible application of standards, which take into consideration the needs of people and the design & natural characteristics of adjacent areas.	Township to continue to support this SDRP policy relative to this center	SPC to continue to review effectiveness of this policy to support center-based growth with a goal of encouraging and supporting positive human-scale community design.	Ongoing
Develop & adhere to highway access management plans & programs that protect system capacity & provide for safe travel. Control local access to highway capacity through plans, regulations & negotiated agreements between appropriate levels of government in ways that ensure that regional needs, adequate system capacity and public health & safety are protected & minimize sprawl. Encourage parallel service roads, shared driveways & parking, and pedestrian access between neighboring uses.	Coordinate Route 206 plans with NJDOT; develop plan; implement plan with supplemental funding.	DOT to evaluate availability of supplemental funds; See also Transportation and Community Preservation Program.	Ongoing
Traffic calming on Route 206	Present plans to NJDOT and Sussex County.	DOT Ped. & Bike planning; Local Aid for Centers; TEA-21; NJ Tree Planting; Livable Communities; Smart Growth Future Grants.	Spring 2005

Gateway treatments on Route 206	Acquire right of way and construct improvements.	DOT Ped. & Bike planning; Local Aid for Centers; TEA-21; NJ Tree Planting; Livable Communities; Smart Growth Future Grants.	Fall 2004
Scenic Byways Program	Identify scenic byway candidates; solicit funding; preserve viewsheds with conservation easements.	TEA 21; Local Aid for Centers; Planning Incentive Grants; Green Acres; NJTPA	Fall 2005
Improve transportation systems by coordinating transportation & land-use planning; integrating transportation systems; developing & enhancing alternative modes of transportation; improving management structures & techniques; and utilizing transportation as an economic development tool.	Township to continue to support this SDRP policy relative to this center. Coordinate with County transportation.	SPC to continue to review effectiveness of this policy to support center-based growth with a goal of encouraging coordinated transportation systems.	Ongoing
Develop and adopt a 6 year Transportation Improvement Plan, as a part of the Capital Improvements Plan. TIP to be reviewed at least every second year.	Municipal Committee and Planning Board to review recommend and adopt.	Technical assistance from DOT and County Planning Department Financial assistance from DOT.	Fall 2004
Incorporate Context Sensitive Design principles and findings from Byram Context Sensitive Design sessions into Route 206 improvements.	Coordinate Route 206 plans with NJDOT; develop plan; implement plan with supplemental funding.	DOT and Sussex County	Ongoing
<i>Environmental Protection</i>	<i>LOCAL EFFORT</i>	<i>STATE/COUNTY/ OTHER ASSISTANCE</i>	<u><i>TIMEFRAME</i></u>
Use sewer service and water service infrastructure as a growth management tool. Prohibit new connections to sewer service outside of center.	Planning Board and Municipal Committee to adopt Master Plan and update waste water management plan.	SCMUA Assistance NJDEP to monitor and regulate this issue within the scope of their statutory and regulatory authority.	Ongoing
Revise Wastewater Management Plan to ensure consistency with Smart Growth Plan, Lakefront Redevelopment Plan and center boundaries.	Planning Board and Municipal Committee to adopt Master Plan and update waste water management plan.		Ongoing

<p>Review and evaluate changes to Stormwater Management Regulations and the new ordinances required by those rules</p> <p>Develop and Adopt revised DEP-approved Stormwater Management Plan by 2005.</p> <p>Develop and Adopt revised DEP-approved Stormwater Control Ordinance.</p>	<p>Municipal Committee and Planning Board to prepare Stormwater plan and adopt storm water ordinances pursuant to DEP NJPDES Rules.</p>	<p>OSG, SCPD, DEP. Watershed assistance grants, non-point source pollution control grants, watershed education grants.</p>	<p>Ongoing</p>
<p>Identify the surface water quality resource classification (i.e. C1, FW2-TP) of all streams within the Township Master Plan</p>	<p>Planning Board and Municipal Committee to adopt Master Plan</p>	<p>NJDEP consultation</p>	<p>September 2004</p>
<p>Adopt new Minimum Setback of Building Envelope from existing lakes, ponds, streams or wetlands in the Lakefront Plan; 50 feet, measured from 100-year flood line including a 10 foot wide vegetated buffer along at least 80% of water's edge. This is designed to protect & maintain appropriately vegetated buffers along streams, rivers, wetlands, reservoirs & scenic waterways to protect the natural functions & quality of surface water resources.</p> <p>Note: Stream buffers up to 300' will be required adjacent to Category One waters as part of a DEP Stormwater plan.</p>	<p>Planning Board and Municipal Committee to adopt Lakefront Plan</p>	<p>NJDEP consultation</p>	<p>September 2004</p>
<p>Continue with negotiations and acquisitions of properties identified within the Township's Open Space Plan. Whenever possible focus on retention of large contiguous open space and forested areas.</p>	<p>Planning Board and Municipal Committee have already adopted the Open Space Plan and the Open Space Advisory Committee is active.</p>	<p>NJDEP Green Acres Acquisition Program, Sussex County.</p>	<p>Ongoing</p>
<p>Enact the measures outlined in the Lubbers Run Greenway Plan, including acquisitions, easements, trail work, and best management practices including minimum setbacks and buffers.</p>	<p>Planning Board and Municipal Committee have already endorsed the Lubbers Run plan and the Open Space Advisory Committee is active.</p>	<p>NJDEP Green Acres Acquisition Program, Sussex County, Watershed Protection Grants, non-profit partners.</p>	<p>Ongoing</p>

Maintain the existing and support the expansion of the septic system management program by ordinance that requires inspections and upgrades to individual systems to include the entire township as proposed in the Lakefront Plan.	Planning Board and Municipal Committee to adopt Lakefront Plan	Sussex County Health Dept., Lake Mohawk.	Ongoing
Delineate prime & locally important aquifer recharge areas and include them in the Township Master Plan Conservation Element. Investigate a wellhead/aquifer recharge protection program in order to insure a safe and adequate supply of potable water.	Planning Board and Municipal Committee to adopt Master Plan		Ongoing
Initiate a Septic Failure and Improvement Monitoring Program since neither the County health department nor the Township keeps a database to track the numbers and locations of failed septic. This will allow Byram to identify areas in need of improvement and to inform the Township of possible water quality testing and monitoring needs as proposed in the Lakefront Plan.	Planning Board and Municipal Committee to adopt Lakefront Plan. Environmental Commission or Public Health Advisory Board would likely facilitate and manage this monitoring effort		September 2004
Initiate a Dam Safety Management Plan as proposed in the Lakefront Plan. With the exception of the state-owned dam at Cranberry Lake, the Township's dams remain in private ownership and need to be monitored and maintained. A dam safety management plan should be implemented to assess the condition of each of the dams and identify improvements or repairs necessary as outlined in <i>N.J.A.C 7:20</i> .	Planning Board and Municipal Committee to adopt Lakefront Plan Environmental Commission would likely facilitate and manage this monitoring effort		October 2004
Initiate a Water Quality Monitoring Program as proposed in the Lakefront Plan. The Sussex County Health Department conducts regular tests for fecal coliform at Township lake beaches throughout the summer. Individual lake community groups also engage in some limited water quality monitoring, such as the Lake Mohawk monitoring program. These	Planning Board and Municipal Committee to adopt Lakefront Plan. Environmental Commission would likely facilitate and manage this monitoring effort		November 2004

existing testing regimes need to be formalized as a Township function and expanded to more sites. The testing regime needs to occur at regular time intervals and be diverse in the types of tests administered.			
Initiate a Lake Management Plans for each Lake as proposed in the Lakefront Plan. The lake management plan is a citizens' document, crafted by the Lake District residents. It is an examination of each lake's current condition, current and future recreational uses and a list of steps necessary to maintain the quality of the lake for its continued recreational use.	Planning Board and Municipal Committee to adopt Lakefront Plan. Environmental Commission would likely facilitate and manage this planning effort		Ongoing
<i>Economic Development</i>	<i>LOCAL EFFORT</i>	<i>STATE/COUNTY/ OTHER ASSISTANCE</i>	<u>TIMEFRAME</u>
Support year round recreational/ environmental tourism in the NJ Skylands and Highlands regions.	Township's primary planning goals align with this statewide goal.	Grants to support NJ History; Community Stewardship Incentive Program.	Ongoing
Pursue opportunities for inter-local agreements with surrounding municipalities. Participate in the Sussex County Strategic Plan workgroup.	Municipal Committee to continue dialogues with surrounding municipalities to examine possibility of additional joint services.	Technical assistance from DCA and SCPD.	Ongoing
Maintain viability of the commercial core of the Village Center.	Limit neighborhood retail and service uses permitted outside of the Village Center.	OSG, SCPD technical assistance.	Ongoing
Enforce design standards to ensure that new development is attractive and compatible with the character of the Village Center. Design standards should look to incorporate the concept of developing a mixed-use pedestrian scale community within the Village Center.	Continue to refine and adopt design guidelines for the Village Center and the Township.	OSG, SCPD technical assistance.	Ongoing

Develop indicators and targets to measure progress of the current center designation and to be used to support and evaluate an application for plan endorsement.	Planning Board, with local participation of advisory committees, public hearings, etc.	SCPD, OSG technical assistance.	Fall 2004
Byram will continue to participate in the development of the Sussex County Strategic Plan and will consider the submission of a municipal petition for Plan endorsement within one year of the endorsement of the Sussex County Smart Growth Strategic Plan, if not submitted simultaneously with the county's plan.		OSG technical assistance.	Fall 2005
<i>Agriculture / Silviculture</i>	<u>LOCAL EFFORTS</u>	<i>STATE/COUNTY/ OTHER ASSISTANCE</i>	<u>TIMEFRAME</u>
Preserve forestland in the environs of Byram.	Support Lot averaging development pattern; forestland preservation.	DOA, SCADB, SCBOA.	Ongoing

- COAH - New Jersey Council on Affordable Housing
- DCA - New Jersey Department of Community Affairs
- DEP - New Jersey Department of Environmental Protection
- DOT - New Jersey Department of Transportation
- HMFA - New Jersey Housing and Mortgage Finance Agency
- NJEDA - New Jersey Economic Development Authority
- OSG - New Jersey Office of Smart Growth
- SCPD - Sussex County Planning Department
- DOA – New Jersey Department of Agriculture
- SCBOA – Sussex County Board of Agriculture
- SCADB – Sussex County Agriculture Development Board
- SCHD – Sussex County Health Department