

West Cape May Planning and Implementation Agreement

Recommended by the Plan Implementation Committee (PIC) on March 26, 2008

Item No.	Subject	Action Item	State/ County Assistance	Township Deadline
A1	Plan Endorsement Review	Biennially, West Cape May shall submit a report to NJOSG and the public concerning the terms of this PIA and related efforts pursuant to NJAC 5:85-7.12(c).		2 years post endorsement
A2	Intergovernmental Coordination	Coordinate with planning efforts of adjoining municipalities, the County, State and region concerning: regional planning related to, transportation, economic development, tourism, natural resource protection, open space and recreation.	NJOSG, Cape May County (CMC), DOT, DEP	2 years post endorsement
B1 (NPE_R)	Update the Land Use Map	Define land use by acreage, including developable land, undeveloped land, developed land, different types of housing, (housing densities per acre) agriculture, forested lands, recreational land, and land used for commercial purposes. The existing land use inventory, whether in this table or accompanying text, should provide a palette of the standard land use colors: Office: Reddish Brown, Retail: Red, Heavy Industry: Dark Purple, Light Industry, Distribution and Warehousing: Light Purple, Parks/Open Space: Green, Multifamily: Orange, Single Family: Yellow, Public Institutional: Sky Blue, Vacant: White, Water: Blue, Agriculture and Preserved Farmland: Bright Green, Mixed Use: Diagonal Stripes of above colors.	OSG, Cape May County	180 days post endorsement
B2 (NPE_R)	Update Zoning Map	Must correspond to the state plan policy map, including centers, planning areas, and Critical Environmental sites. Should reflect boundaries of state plan centers and planning areas	OSG	180 days post endorsement
B3 (NPE_R)	Community Facilities Plan & Map	A community facilities plan will need to be created if the municipality is expanding and creating facilities. In West Cape May, this map could also be tailored to for tourists and seasonal visitors, who might not be aware of available community facilities and events.	OSG, DEP	180 days post endorsement
C1	Affordable housing	Revise petition as necessary pursuant to any relevant COAH rule changes resulting from the January 2007 Appellate Court decision or local litigation.	COAH	TBD
C2	Affordable housing	Demonstrate that local zoning and subdivision requirements ensure levels of affordable housing as required through implementation of COAH certified Housing Plan.	COAH	180 days post resolution of COAH third round rules
C3	Affordable housing	Establish Municipal Housing Liaison and Administrative Agent as required by COAH.	COAH	181 days post resolution of COAH third round rules

D1	Environmental Protection and Sustainable Development	Develop and adopt a municipal requirement that establishes an Environmental Assessment process. This process must result in the identification of the nature and extent of natural or man-made features on-site or on adjacent properties such as wetlands, flood hazard areas, vegetation, and wildlife habitats and other areas of environmental sensitivity where a parcel or project is proposed for development or redevelopment.	DEP/OSG	180 days post endorsement
D2	Environmental Protection and Sustainable Development	Develop and adopt a set of municipal requirements that establish a predictable set of development standards designed to protect water quality and wildlife habitat where environmental features identified during an Environmental Assessment are identified on or adjacent to a property proposed for development or redevelopment.	DEP/OSG	180 days post endorsement
D3	Open space	Continue to preserve and acquire open space parcels through open space trust funds, Green Acres program, and other sources as available. Prioritize acquisitions of parcels by considering size, location relative to existing or planned acquisitions, environmental sensitivity, and habitat value.	DEP, CMC, Private and Corporate Trusts	ongoing
D4 (NPE_C)	Habitat Conservation Plan	Conservation Plan requirements may include a mix of options that include the creation, enhancement, restoration, acquisition or preservation of habitat and/monetary contributions for these purposes.	DEP	2 years post endorsement
E1 (NPE_R)	Board of Education 5-Year Facilities Plan	School should be appropriately sited. Where possible they should be within walking distance from students. Walking paths or sidewalks should be located away from fast moving traffic to accommodate younger students.	DOE	2 years post endorsement
F2	Pedestrian	Increase pedestrian connectivity between parks, open space, parking lots, the downtown, Boardwalk, and residential neighborhoods.	DOT, CMC	2 years post endorsement
G1 (NPE_C)	Economic Plan	The economic plan shall estimate the square footage of the existing, approved, and planned supply of various types of commercial space. Supply should be measured against demand, whether it is the growth of a particular sector or the customer base for retail. The economic plan shall also inventory opportunities for redevelopment and rehabilitation, including brownfields and greyfields sites, to prioritize the reuse of existing under utilized or vacant developed {{{{vacant}}}} space. As {{{new}}} redevelopment, infill and/or rehabilitation opportunities arise, plan for high quality design and development consistent with principles of new urbanism and other elements of this PIA. Identify areas for economic revitalization and develop appropriate plans, to encourage "Communities of Place", investigate funding sources.	OSG, OEG, EDA	2 years post endorsement
G2	Agricultural Development	In order for agriculture to continue to thrive in West Cape May, products have to be effectively marketed. The municipality shall consider strategies to encourage local consumption of agricultural products produced in West Cape May.	EDA, AG	ongoing
H1 (NPE_R)	Wastewater Management Plan	The Borough agrees that it will, in a timely fashion, take all actions necessary to comply with the requirements and standards of the Cape May County Wastewater Management Plan as submitted for adoption by NJDEP in accordance with the regulations governing wastewater planning as provided for by the State's Water Quality Management Rules or the County Wastewater Management Plan.	DEP/CMC	45 days prior to the date of publication of the Notice of CAFRA Center designation by NJDEP

H3 (NPE_R)	Stream Corridor Protection Plan & Ordinance	This plan will establish a waterways map considering all waterways within or forming the boundary of a municipality and any state required setback, wetland transition area, riparian buffer, and the standard limits of construction disturbance for each waterway based on current information. The plan should identify present development that conflicts with the state required setbacks, wetlands transition areas, and riparian buffers, as well as identify locations with disturbed corridors and rehabilitation of these corridors. Additionally, plans should be consistent with the plans of neighboring municipalities that share stream corridors; cooperation and collaboration between municipalities that have stream corridors in common is critical.	DEP	45 days prior to the date of publication of the Notice of CAFRA Center designation by NJDEP
H4 (NPE_R)	Water Conservation Ordinance	Manages potential sources of contamination and threats of contamination in a source water protection area. This plan shall include a delineation of the source water area, inventory of known contaminated sources, potential sources of contamination, public outreach about contamination threats, and implementation methods to prevent, reduce or eliminate threats, as well as contingency strategies for water supply contamination or service interruption.	DEP	45 days prior to the date of publication of the Notice of CAFRA Center designation by NJDEP
I1	Intermunicipal coordination	Coordinate hazard mitigation and evacuation planning with adjoining municipalities.	Police Department, DOT, OSG, CMC	ongoing
R1 (NPE_R)	Recycling statement of consistency	<p>The petition shall include a statement of consistency with the County Solid Waste Management Plan, including municipal strategies to achieve the State's Recycling Goals and reduce municipal solid waste. The statement shall include:</p> <ul style="list-style-type: none"> • Provisions for collection; • Disposition and recycling of mandatory recyclable materials; • Disposition and recycling of construction and demolition waste; • Educational strategies for businesses and residents; • Provisions for the disposal of household hazardous waste; • Strategies to reduce and reuse waste • Provisions for the disposal of universal waste. 	DEP	2 years post endorsement