

# Cape Map Point Planning and Implementation Agreement

Adopted by the State Planning Commission on July 15th, 2009

Item No.	Activity	Local Effort	Party	Deliverable	Borough Due Date	State Agency Review Date
A1	Plan Endorsement Review	By July, 2010 and biennially thereafter, the Township shall submit a report to OSG and the public concerning the terms of this PIA and related efforts pursuant to NJAC 5:85-7.22(b).	Cape May Point Borough	Annual Report	7/15/10	8/29/10
B1	Zoning (Wetlands)	<ul style="list-style-type: none"> <li>Establish procedures for applications involving wetlands.</li> <li>Amend development application checklist to include: copy of Letter of Exemption and copy of Letter of Interpretation.</li> <li>Amend final subdivision application requirements to include submission of a map showing a state approved wetland delineation and transition area boundaries at the same scale as the municipal tax map, when wetlands exist on the subject or adjacent tract.</li> <li>Report violations of the Freshwater Wetlands Protection Act to the Department's Enforcement Office.</li> </ul>	Cape May Point Borough	Updated Zoning Ordinance	7/15/2010	8/29/2010
B2	Review of changes post update or re-examination	The section shall review significant changes, including but not limited to zoning amendments, redevelopment plans, planning studies or projects, natural disasters, growth. This section must also analyze how these changes affect the objectives and assumptions of the master plan.	Cape May Point Borough	Master Plan Reexamination	3/1/2012 *This date corresponds with the date when the Borough must prepare a Master Plan Reexamination.	4/15/2012
B3	Existing 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: Retail: Red, Parks/Open Space: Green, Multifamily: Orange, Single Family: Yellow, Public Institutional: Sky Blue, Vacant: White, Water: Blue, Mixed Use: Diagonal Stripes of above colors.	Cape May Point Borough	Updated Land Use Map	3/1/2012 *This date corresponds with the date when the Borough must prepare a Master Plan Reexamination.	4/15/2012
B4	Board of Adjustment Reports	<ul style="list-style-type: none"> <li>Inventory of pending major subdivision and site plan applications</li> <li>Inventory of approved major subdivision and site plan projects for the past 5 years</li> <li>Board of Adjustment reports prepared for each of the past 5 years pursuant to NJSA 40:55D-70.1</li> </ul>	Cape May Point Borough	Narrative describing development trends	3/1/2012 *This date corresponds with the date when the Borough must prepare a Master Plan Reexamination.	4/15/2012
B5	Land Use Plan	In developing a land use plan, the municipality should consider various sets of data in an overlay fashion, including: Land Use Inventory/Map, NRI and Maps, Community Facilities Map, Historic Resource Inventory etc. Such an analysis should help determine how to balance development and preservation and ensure that center-based development also means capacity-based development. In this regard, the land use plan should be linked to and complemented by other elements of the master plan.	Cape May Point Borough	Updated Land Use Plan Element	3/1/2012 *This date corresponds with the date when the Borough must prepare a Master Plan Reexamination.	4/15/2012

C1	Capital Improvement Plan	As a Coastal Community, it is important for the Borough to identify those capital improvement initiatives that may require State funding, approval or assistance. Cape May Point Borough should identify those capital spending items that would require NJDEP permits, certifications, or approvals or may be eligible for Department funding. The Department encourages communities to inform the Department of their capital improvement plans early in order to avoid problems that may arise as the project moves to bidding, permitting or construction or to help us direct Cape May Point Borough to funding programs administered by NJDEP.	Cape May Point Borough	Capital Improvement Plan	3/1/2012 *This date corresponds with the date when the Borough must prepare a new Capital Improvement Plan, consistent with the MLUL.	4/15/2012
C2	Circulation	As opportunities arise, CMP will work with DOT on traffic calming and biking/pedestrian strategies. Cape May Point will work with DOT's Office of Bicycle and Pedestrian Safety to coordinate bike routes with Cape May Point and Cape May County. Coordination between CMP and Cape May County needs to occur to ensure that the two bike routes along Lighthouse Avenue are properly marked.	NJDOT & Cape May Point Borough	Traffic Calming Strategies and a bike plan.	ONGOING	ONGOING
D1	Open Space and Recreation	The Borough shall evaluate its open space inventory and determine additional areas appropriate for open space as well as formulating strategies to acquiring these areas. The Borough shall take steps to acquire open space as opportunities arise.	Cape May Point Borough	List of potential parcels for preservation	7/15/2010	8/29/2010
D2	Habitat Conservation Plan	The 2006 Conservation Master Plan Element includes recommendations for improving the habitats of threatened and endangered species. The Borough also provides that while there is no official guidance on the preparation of Habitat Conservation Plans, Conserve Wildlife, a private, not-for-profit organization dedicated to conserving and protecting the State's E&T species has created a guidebook for the preparation of such a plan. In addition, the Endangered and Nongame Species Program (ENSP) is currently drafting pilot programs to create a municipal-based plan, a species-based plan and a regional Habitat Conservation Plan. OSG recommends that NJDEP work with the Borough, to develop a pilot program specifically aimed to create, enhance, restore, purchase and/or preserve plant and animal species habitat located within coastal communities. This program should work to implement the recommendations laid out in the 2006 Conservation Element. Once a Habitat Conservation Plan is created, relevant planning documents should be updated to ensure consistency with this new plan.	NJ DEP & Cape May Point Borough	Habitat Conservation Plan	3/1/2012 *This date corresponds with the date when the Borough must prepare a Master Plan Reexamination.	4/15/2012
D4	Tree Maintenance	While not located within the Borough, the magnesite plant at Sunset Beach destroyed many pines, cedars and oaks in Cape May Point. The Borough should take measures to maintain and increase the number of trees; in particular, pines, cedars and oaks on Borough property.	Cape May Point Borough	Establishment of a Tree Commission	1/13/2010	2/27/2010
D5	Statement of consistency with the Cape May County Solid Waste Management Plan	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: <ul style="list-style-type: none"> <li>• Provisions for collection;</li> <li>• Disposition and recycling of mandatory recyclable materials;</li> <li>• Disposition and recycling of construction and demolition waste;</li> <li>• Educational strategies for businesses and residents;</li> <li>• Provisions for the disposal of household hazardous waste;</li> <li>• Strategies to reduce and reuse waste</li> <li>• Provisions for the disposal of universal waste.</li> </ul>	Cape May Point Borough	Updated Recycling Element	1/13/2010	2/27/2010
D6	Wastewater Management Plan	A WMP, in coordination with Cape May County, that covers Cape May Point shall be prepared and submitted to NJDEP in accordance with the Coastal Zone Management Rules and the new Water Quality Management Planning Rules (N.J.A.C. 7:15).). Cape May Point MUST ensure that the WMP is consistent with their petition for plan endorsement, regardless of the designee. A WMP guides the implementation of a township-wide wastewater management strategy. The Plan establishes sewer service areas and septic densities, ensures that the capacities of water supply and treatment infrastructure are matched and directs the implementation of other water quality protection measures.	Cape May County or Cape May Point	Wastewater Management Plan	NA	NA

D7	Wastewater Management Plan	The County or municipality will be required to pursue formal approval from the Division of Watershed Management in accordance with the Water Quality Management Planning rules at N.J.A.C. 7:15.	Cape May County or Cape May Point	Approval from the Division of Watershed Management	NA	NA
D8	EJI	DEP will provide the Borough with an Environmental Justice Report so that the Borough will have it available to reference when making land-use decisions.	NJDEP	EJI	1/13/2010	2/27/2010
E1	Incorporation of Emergency Management into Planning Documents	esp. land use plan, circulation plan, development ordinances, community facilities plan, and environmental protections ordinances.	Cape May Point Borough	Updated planning documents and a narrative describing changes made	3/1/2015	4/15/2015
E2	Hazard Mitigation Plan	A Hazard Mitigation Plan is being developed by Cape May County. Cape May Point should continue to cooperate with the County and their consultants as the plan is being prepared.	Cape May Point Borough	Adopted Hazard Mitigation Plan	ONGOING	ONGOING
P1	Historic Preservation	Cape May Point should consider whether or not it needs to take the action outlined in their MP regarding historic preservation. It is possible that they consider other options to establishing a committee, possibly appointing a member to the planning board with interests in preserving the historical character of CMP.	Cape May Point Borough	NA	ONGOING	ONGOING