

## SEA ISLE CITY DRAFT ACTION PLAN

Adopted by the State Planning Commission on July 16, 2008

*Italics = DEP CAFRA Requirements*

Item No.	Subject	Action Item	Deliverable	City Deadline	State Review Deadline
A1	Center Boundaries	The City must provide center boundaries that are limited to the north boundary at 22nd Street per the Coastal Zone Management Rules, Appendix 3. Furthermore, the boundaries should be tightened to exclude environmentally sensitive land along the shoreline east of the boardwalk and/or bulkhead as well as undeveloped land on the bay side of the City. The marina area near JFK Blvd will be considered for inclusion. Center boundaries should not include disposal sites and/or sensitive areas, and their exclusion in no way will preclude use of the sites. The Sewer Service area will be consistent with the center boundary.	Planning area boundaries (Shapefiles)	1 year after Action Plan is adopted by SPC (7/16/09)	45 days post submission (8/30/09)
B1	Land Use Map	The City submitted two Land Use Maps, the first of which is NJDEP's Land Use Land Cover Layer. The second map is in black and white and illegible. An accurate Land Use Map, based on existing uses, shall be submitted electronically in color. In addition, the GIS layer shall be submitted.	Updated & Accurate Land Use Map in Color	18 months after Action Plan is adopted by SPC (1/7/2010)	45 days post submission (2/21/10)
B2	Master Plan Update	The City will update its Master Plan as necessary, in particular the North End Plan Element, based on the discussion of other action items in this Action Plan. The City will work with OSG and DEP to develop measures to preserve Sea Isle lands north of 22nd Street as it currently exists, and to discourage additional residential or business development in the North End. The City recognizes the environmental sensitivity of the North End of Sea Isle, and understands that preservation of the beach and dunes is paramount. The City will develop strategies for preserving the City's North End and consider transfer of development rights, noncontiguous parcel density cluster and open space funding plans and other strategies as appropriate.	Master Plan update adopted.	18 months after Action Plan is adopted by SPC (1/7/2010)	45 days post submission (2/21/10)
B3	Land Use / Zoning Regulations	The City will work to adopt zoning ordinances that implement the recommendations of the Master Plan Update and accurately reflect center boundaries and/or planning area changes (if applicable). Zoning amendments will address the WQMP Rules requirement for nitrate dilution and septic densities and be consistent with the purpose of the Coastal Facilities Review Act, N.J.S.A. 13:19-1 et seq., and the Coastal Zone Management rules at N.J.A.C. 7:7E. The City will work to adopt ordinances will ensure preservation of the North End in keeping with the Master Plan Update and in accordance with state law.	Land Use / Zoning Regulations adopted	18 months after Action Plan is adopted by SPC (1/7/2010)	45 days post submission (2/21/10)
C1	New Housing Element & Fair Share Plan	The City shall develop a Housing Element that is consistent with the Land Use Element and the SDRP. The Township shall identify, as necessary, additional opportunities for affordable housing to accommodate the projected growth share. Specific recommendations can be found in the Consistency report.	Fair Share Plan (that is ready to go through public approval process).	12/31/2008	45 days post submission (2/14/09)
D1	<i>Coastal Consistency Statement</i>	<i>The Borough 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>	<i>90 days after Action Plan is adopted by SPC (10/14/2008)</i>	<i>45 days post submission (11/28/2008)</i>

Item No.	Subject	Action Item	Deliverable	City Deadline	State Review Deadline
D2	Wastewater Management Plan *	A WMP, in coordination with Cape May County, that covers Sea Isle City 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). Sea Isle City 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. Please see the PIA for implementation measures.*	Approvable Wastewater Management Plan	In the event that Cape May County chooses to remain the designee for Cape May County Water Quality Management Plan, Sea Isle City's chapter shall be submitted by April 2009. (9 months after the effective date of the rule.) If Cape May County chooses to abdicate responsibility Sea Isle has 30 days to request revision to become the designee. Sea Isle City has 90 days after DEP's approval of the designee reassignment (the adoption of N.J.A.C. 7:15-5.13b) to submit its WMP chapter to the New Jersey Department of Environmental Protection –Division of Watershed Management.	45 days post submission
D3	Stormwater Management Ordinance	"If not already completed and adopted, prepare a Stormwater Management Ordinance consistent with N.J.A.C 7:8-4.2 Municipal Stormwater Management Plan and Elements and submit it to Cape May County for approval. Upon county approval, provide a copy of the approval letter to OSG to satisfy this requirement."	Approval letter from Cape May County	180 days after the Action Plan is adopted by the SPC. (1/12/09)	45 days post submission (2/26/09)
D4	Water Conservation Measures	The City shall submit a narrative that highlights all of their water conservation strategies to ensure the City has proper water conservation measures in place. If inconsistencies exist or if additional measures are needed, these can be addressed in the PIA.	Water Conservation Narrative	180 days after the Action Plan is adopted by the SPC. (1/12/09)	45 days post submission (2/26/09)
D5	Habitat Protection Measures	The City shall submit a narrative that highlights all of their habitat protection strategies to ensure the City has proper habitat protection measures in place. If inconsistencies exist or if additional measures are needed, these can be addressed in the PIA.	Habitat Protection Narrative	180 days after the Action Plan is adopted by the SPC. (1/12/09)	45 days post submission (2/26/09)
*The Wastewater Management Plan and Housing Element/Fair Share Plan must be closely coordinated to ensure that opportunities exist to provide affordable housing within the sewer service area and that sewer service areas provide adequate affordable housing opportunities.					