

# Township of Montague

"The Top of New Jersey"

277 Clove Road, Montague, New Jersey 07827

Phone: (973) 293-7300

Fax: (973) 293-7467

Mr. Benjamin L. Spinelli, Executive Director  
Department of Community Affairs  
Office of Smart Growth  
101 Broad Street  
PO Box 204  
Trenton, New Jersey 08625-0204

November 7, 2008

RECEIVED  
2008 NOV 10 A 11:11  
NJ DEPT OF  
COMMUNITY AFFAIRS  
OFFICE OF SMART GROWTH

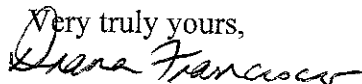
Dear Mr. Spinelli,

The Montague Township Committee received its Town center designation in April 2003 as approved by the New Jersey State Planning Commission. Since that designation was made the Township endeavored to fulfill the conditions identified in the Planning Implementation Agreement. The Township has submitted a PIA status report to your office. Montague Township has pursued the intent of the PIA.

The Township requests a pre-petition meeting with the New Jersey Office of Smart Growth to determine what steps are necessary to attain Plan Endorsement approval. It is Montague's intent to achieve Plan Endorsement.

Attached please find a statement of goals which Montague intends to promote to balance its growth and to protect the environs in a sustainable and environmentally responsible manner. Enclosed CD's which include the Township Master Plan, amendments, Montague Township Zoning and Land Use Codes, Housing Plan and Stormwater Management Plan. Also included you will find the Montague Land Use Board Annual Reports and related documents for your review.

Montague Township looks forward to working with your office in achieving Plan Endorsement for our Township.

Very truly yours,  
  
Diana Francisco

CC: Township Committee

## **PLAN ENDORSEMENT GOALS**

The Montague Committee promotes the following goals in the development of a growth management program as part of a Plan Endorsement approval:

1. Concentrate growth into the designated Town Center area along the Clove Road area surrounding the Municipal Building and the High Point Country Club where centralized water and sewer facilities may be developed.
2. Establish a second center designation along the Rt. 23 corridor (Tri-State) from Clove Road to the New York State line.
3. Accommodate responsible economic growth while maintaining the characteristics of a rural and environmentally sensitive area.
4. Provide housing diversity for low & moderate income families and senior citizens in the Town Center.
5. Preserve farmland properties in the environs and encourage cluster development on lands in the environs.
6. Encourage State and Federal agencies to invest in eco-tourism activities which promote the Delaware Valley area and enhance regional recreational opportunities.
7. Develop a municipal open space/recreation plan which links local recreational activities with State and Federal lands.
8. Regionalize municipal, county and regional activities which may provide cost savings to the public.
9. Promote preservation of historic and cultural resources through a cooperative partnership among public and private entities.
10. Encourage regional cooperation between New Jersey and New York public agencies on transportation related issues.

Enclosed-

- 1 CD and 1 Hard Copy of the Montague Master Plan
- 1 CD and 1 Hard Copy Zoning and Land Use Board Code Book and Housing Plan
- 1 CD and 1 Hard Copy Stormwater Management Plan
- 1 Hard Copy PIA, 1 Hard Copy of all Subdivisions & Site Plans approved from 2003-2007
- 1 Hard Copy Montague Land Use Board Annual Reports 2003-2007
- 1 Hard Copy Montague Township Zoning Map

Forthcoming- Board of Health Annual Reports 2003-2007 (If available)