

# TOWNSHIP OF SANDYSTON

## MUNICIPAL SELF ASSESSMENT REPORT



May 2009  
Prepared by  
Harold E. Pellow & Associates, Inc.  
17 Plains Road  
Augusta, New Jersey 07822

**SANDYSTON TOWNSHIP MUNICIPAL SELF ASSESSMENT REPORT**  
Township of Sandyston, Sussex County, New Jersey

Acknowledgements:

**SANDSYTON TOWNSHIP PLAN ENDORSEMENT ADVISORY COMMITTEE**

**George Harper, Jr., Mayor**  
**Keith Utter, Planning-Zoning Board Chairperson**  
**Lou Cherepy, Public Representative**  
**Marc Cunico, Representative of School Board**  
**Raj Sinha, Public Representative**

**Professional Staff & Contributors**  
**Amy Lobban, Township Clerk**  
**Sharon M. Yarosz, Land Use Board Administrator**  
**Jessica C. Caldwell, P.P., A.I.C.P., Planner**

The original of this report was signed and sealed in accordance with N.J.S.A. 45:14A-12.

  
\_\_\_\_\_  
Jessica C. Caldwell, New Jersey Professional Planner License #5944

## TABLE OF CONTENTS

<b>Page</b>	<b>Section</b>
4	Introduction
7	Location and Regional Context
8	Demographics
14	Community Inventory
31	Status of Master Plan and Other Relevant Planning Activities
33	Recent and Upcoming Development Activities
34	Statement of Planning Coordination
37	State Programs, Grants and Capital Projects
38	Internal Consistency in Local Planning
39	Sustainability Statement
42	Consistency with State Plan – Goals, Policies and Indicators
58	Consistency with State Plan – Center Criteria and Policies
59	Consistency with State Plan – Planning Area Policy Objectives
67	State Agency Assistance
68	Conclusion

## INTRODUCTION

Sandyston Township received Center Designation for the Villages of Layton and Hainesville from the State Planning Commission on April 23, 2003. The Village Center designations expired on April 23, 2009. In anticipation of the expiration, the Sandyston Township Committee contacted the Office of Smart Growth and requested a pre-petition meeting for Plan Endorsement, which was held on January 27, 2009. Additionally, the Committee appointed a Plan Endorsement Advisory Committee as required by the Plan Endorsement guidelines, to create this Municipal Self Assessment Report. The Township Committee also requested a re-establishment of the Center Designation, pursuant to N.J.A.C. 5:85-7.21, to allow sufficient time for a quality review process with the Office of Smart Growth and State Planning Commission. This Self Assessment Report will review Sandyston's plans for consistency with the State Development and Redevelopment Plan and will act as the Township's petition for Plan Endorsement.

### **Purpose of Plan Endorsement**

The purpose of the Plan Endorsement process is to reach consistency among municipal, county, regional and state agency plans with the State Plan, and to facilitate the implementation of these plans. Plan endorsement seeks to:

1. Encourage municipal, county, regional and state agency plans to be coordinated and support each other to achieve the goals of the State Plan;
2. Encourage municipalities and counties to plan on a regional basis while recognizing the fundamental role of the municipal master plan and development regulations;
3. Consider the entire municipality, including Centers, Cores, Nodes and Environs, within the context of regional systems;

4. Provide an opportunity for all government entities and the public to discuss and resolve common planning issues;
5. Provide a framework to guide and support State investment programs and permitting assistance in the implementation of municipal, county and regional plans that meet Statewide objectives; and
6. Learn new planning approaches and techniques from municipal, county and regional governments for dissemination throughout the State and possible incorporation into the State Plan. (The New Jersey State Development and Redevelopment Plan, 2001, page 14).
7. Ensure that petitions for Plan Endorsement are consistent with applicable State land use statutes and regulations.

#### **Consistency with Goals of the State Development and Redevelopment Plan**

The New Jersey State Development and Redevelopment Plan seeks to “achieve all the State Planning Goals by coordinating public and private actions to guide future growth into compact, ecologically designed forms of development and redevelopment and to protect the Environs, consistent with the Statewide Policies and the State Plan Policy Map.” (The State Development and Redevelopment Plan General Plan Strategy).

The New Jersey State Development and Redevelopment Plan (State Plan) divides the Township into four areas: PA 4B (rural-environmentally sensitive), PA 5 (environmentally sensitive), PA 7, (National Park lands) and PA 8 (State Park lands), the latter two are considered non-growth areas. The State Plan policies for Planning Areas 4B and 5 limit development and encourage protection of the “Environs”. Development and economic growth are recommended in “Planned Centers”, like the villages of Layton and Hainesville, however without sewer, the density in these locations is limited to what can be built on septic systems.

### **Sandyston's Goals in Seeking Plan Endorsement**

Sandyston Township is unique in that over 70 percent of the lands in the Township are either public or private preserved open space. The Township seeks to continue to preserve and enhance the rural and natural character of the area by providing for modest growth in the Township's Centers and limited growth in the balance of the Township. The Township encourages and actively pursues farmland preservation and other methods for preserving privately owned lands that could be subject to development. The Township acknowledges that conservation and preservation within the Township requires coordination between local, regional and state agencies. The Plan Endorsement process provides the framework within which this coordination can take place.

The Township has been studying multiple facets of the environment, economy, transportation and land use to determine how best to promote preservation and quality of life in the municipality. The Township recently completed a Master Plan Update that added a Natural Resource Inventory, Conservation Element, Economic Development Element, Circulation Plan Element, Recreation Plan Element, Farmland Preservation Element and Historic Preservation Element. The Township's vision as stated in the plan is to: "Retain its rural and small Township character, agricultural community, and abundant open space; conserve its natural resources; maintain a high quality, active life for its citizens; provide adequate and affordable housing for its citizens; and, in cooperation with the state and federal land management agencies, develop an economic base tailored to agricultural and natural resources tourism." The Plan Endorsement process is a key component in providing the Township with a positive relationship with the State and County agencies to help the Township achieve the goals laid out in the Master Plan Update. Sandyston is committed to working with State and County agencies to achieve consistency among plans.

## LOCATION AND REGIONAL CONTEXT

Sandyston Township covers 42.3 square miles in the northwestern Sussex County, New Jersey. It is bordered on the west by the Delaware River and Pennsylvania, on the east by Frankford Township, on the north by Montague Township, and on the south by Walpack Township. The Township has more than 19,000 acres (72% of the Township) of public and privately preserved open space including: Stoke State Forest, the Delaware Water Gap National Recreation Area, over 2,500 acres of New Jersey Division of Fish and Wildlife lands, and a nearly 225 acre Boy Scouts of America Camp (preserved with Green Acres funding). Of the remaining developable lands, 17 percent is farm assessed, 4 percent is residential, one percent is commercial or industrial, and 6 percent is undeveloped. Sandyston is therefore primarily a rural community with large expanses of open space, forests and farmland.

The regional planning entity for Sandyston Township is the Sussex County Planning Board. The Sussex County Strategic Growth Plan received Plan Endorsement from the State Planning Commission in February 2007. The Township works closely with Sussex County to ensure that Township plans are consistent with the County's Strategic Growth Plan.

## DEMOGRAPHICS

### Background

The data on the following pages is primarily from the US 2000 Census, with the exception of land area and State Department of Labor Statistics. This represents the best data available at this time; however as the data ages, it naturally becomes less accurate. None the less, the following information remains relevant and sets the stage for this and other planning reports for the Township.

The Township of Sandyston encompasses 42.3 square miles, or about 8 percent of the 536 square miles that comprise Sussex County, the fourth largest County in the State by land area. Sandyston's 1,825 residents make up about one percent of the County's total population of 153,384 people. The average household size in Sandyston is 2.63 people, slightly lower than the County average of 2.75 people and about the same as the State average of 2.68 people. Median household income in Sandyston is \$55,667, approximately 70 percent of the County median income of \$78,488 and about equal to the State median income of \$55,146. The homeownership rate in Sandyston is about 88 percent, on par with County homeownership rates at just above 84 percent and higher than State homeownership rates at 66 percent. Sandyston's housing vacancy rate is 24 percent, much higher than the County and State rates of 8.8 percent and 7.4 percent, respectively. The poverty rate in Sandyston is 5.4 percent, higher than the County rate of 4.8 percent, but lower than the State rate of 8.5 percent. Unemployment in the Township is low, at 4 percent. The County unemployment rate of 4.6% is similar to the State rate of 4.8% (Rates from 2007 NJDOL Data). Obviously, unemployment has grown worse in recent months and updated data would reflect this. Unfortunately, more current data is not available at the municipal level.

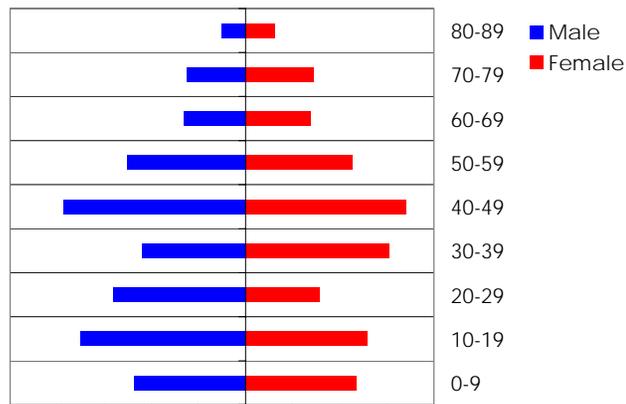
**Demographics Table**

	Township of Sandyston	Sussex County	New Jersey
Land Area (sq. mi.)	42.3 square miles	536 square miles	7,417 square miles
Population	1,825	153,384	8,414,350
Households	693	54,811	3,064,645
Average Household Size	2.63	2.75	2.68
Housing Units	907	60,086	3,310,275
Home Ownership Rate	88%	84.1%	66%
Vacancy Rate	23.6%	8.8%	7.4%
Median Household Income	\$55,667	\$78,488	\$55,146
Per Capita Income	\$23,854	\$32,997	\$27,006
Poverty Rate	5.4%	4.8%	8.5%
Unemployment Rate (NJDOL 2004)	4%	4.6%	4.8%

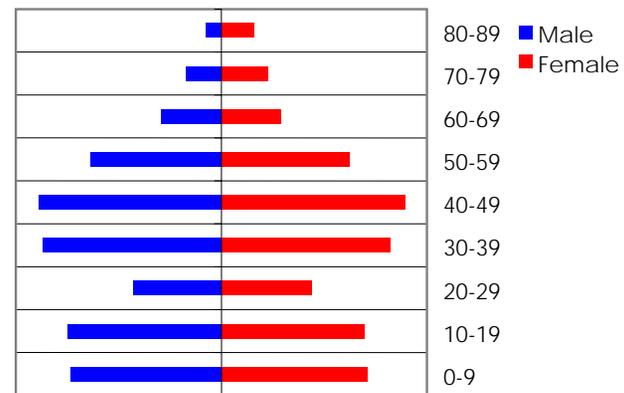
**Demographic Comparison Charts – Township of Sandyston – Sussex County – State of New Jersey**

The Township of Sandyston is similar to Sussex County with respect to age distribution; however male cohorts vary slightly. The Township has a larger cohort in the 20-29 age range than the County and smaller cohort in the 50-59 age range. Sandyston is less racially diverse than both Sussex County and New Jersey. Sandyston has information technology, wholesale trade and manufacturing jobs and more agricultural jobs than the County and the State.

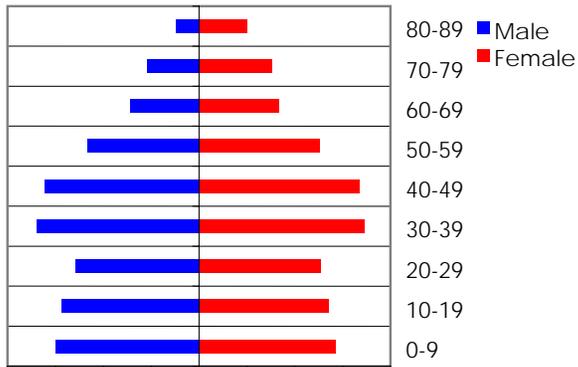
**Sandyston Age Distribution**



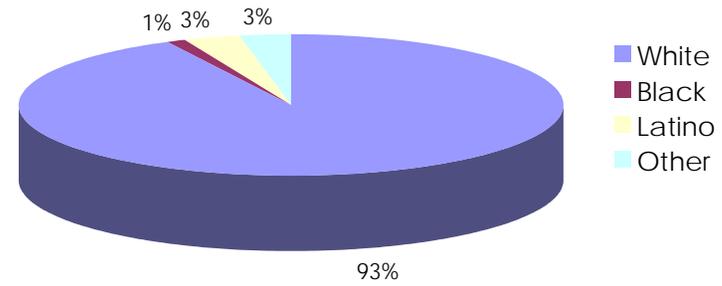
**Sussex County Age Distribution**



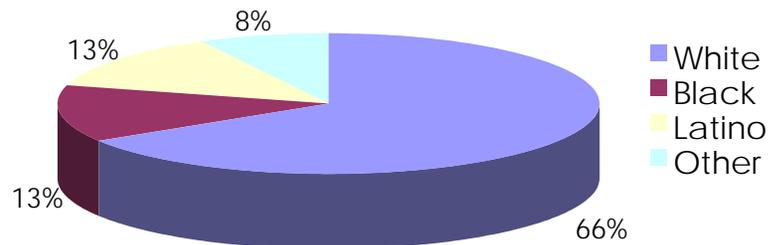
New Jersey Age Distribution



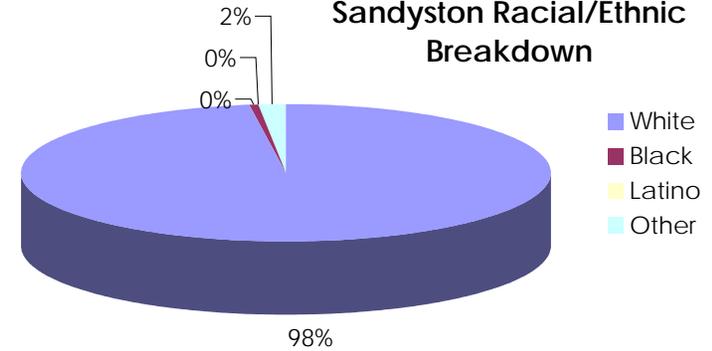
Sussex County Racial/Ethnic Breakdown



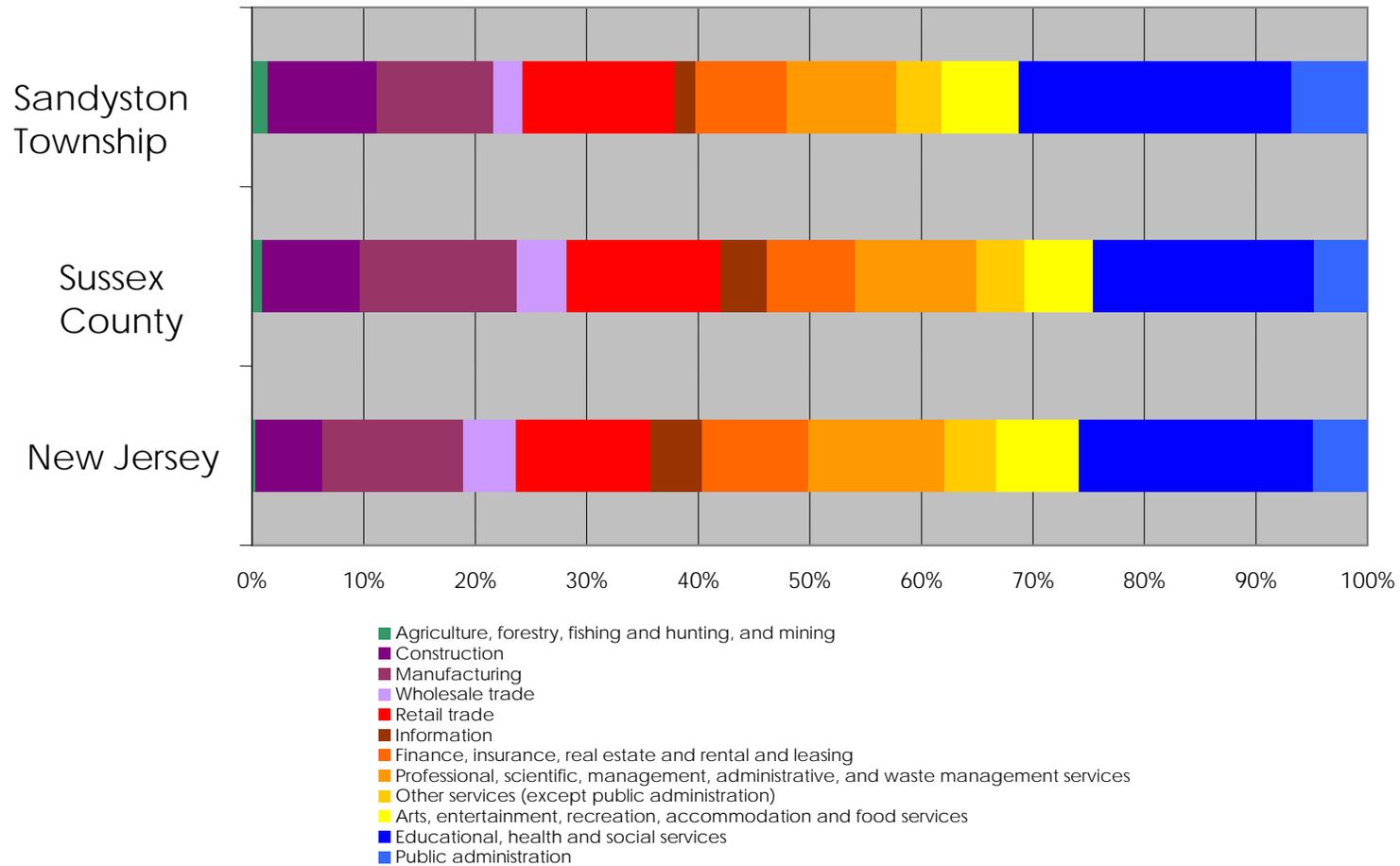
New Jersey Racial/Ethnic Breakdown



Sandyston Racial/Ethnic Breakdown



### Workers by Industry



### **Projections**

The Council on Affordable Housing (COAH) adopted amendments to its substantive rules on affordable housing on June 2, 2008. COAH simultaneously proposed amendments to those rules. The Township submitted a Housing Element and Fair Share Plan and Petition for Substantive Certification to COAH on November 25, 2008. The Petition was deemed complete by COAH on January 15, 2009 and notice was issued by the Township on January 26, 2009. The 45 day review period ended on March 1, 2009 and COAH is currently conducting a substantive review of the Township's petition.

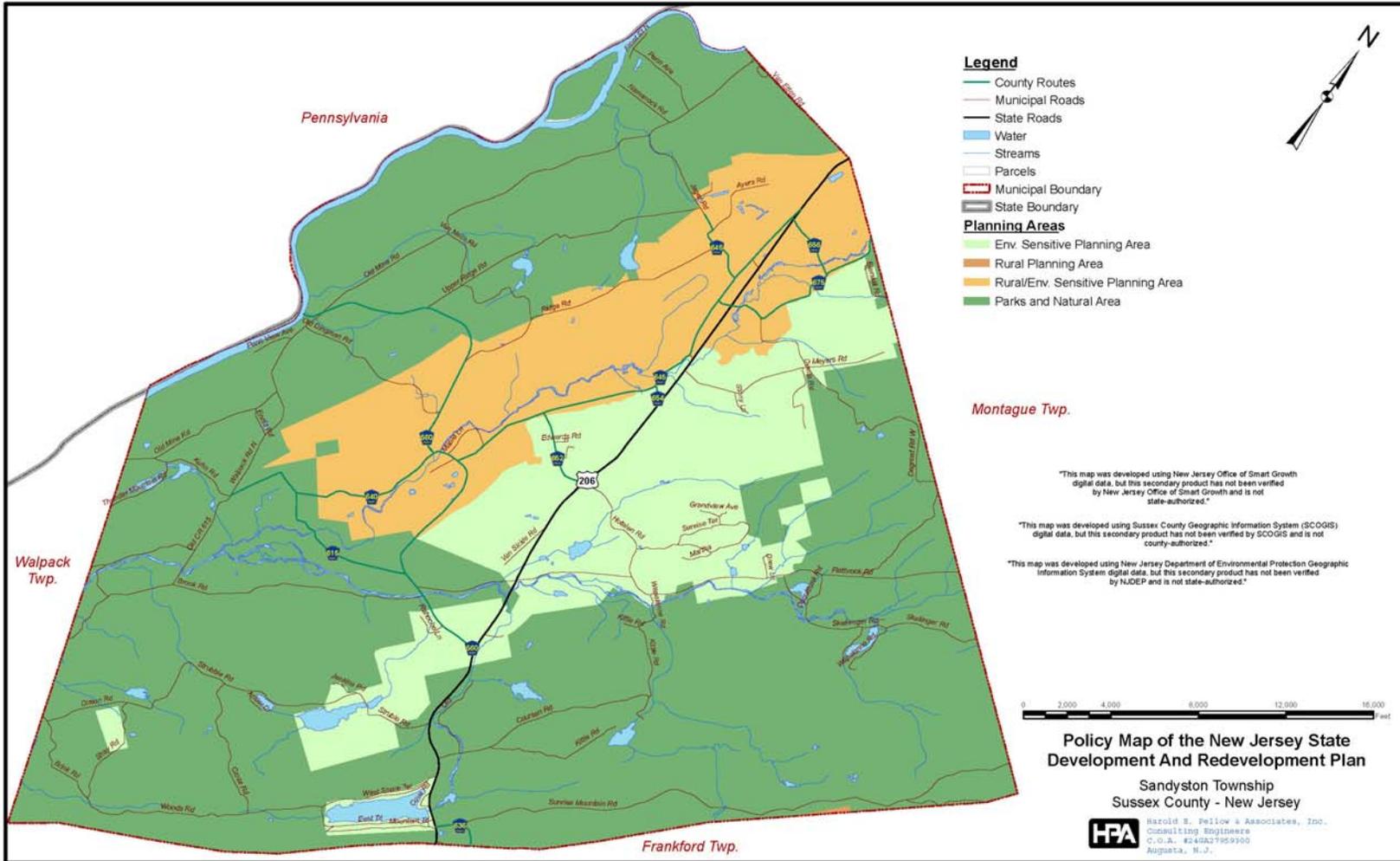
## COMMUNITY INVENTORY

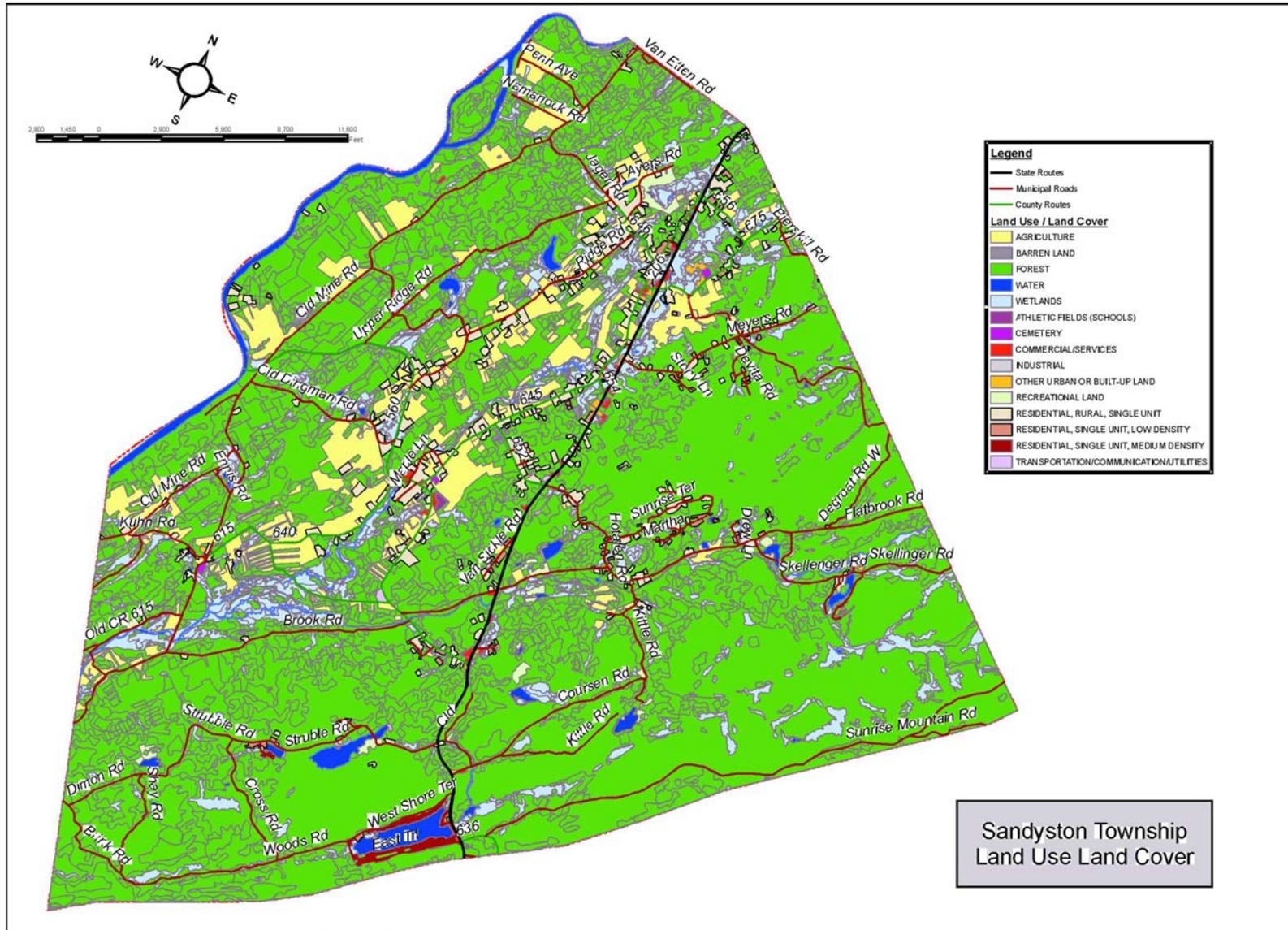
### General Information

Sandyston is located in Sussex County in the northwestern most corner of the State. Sussex County is bordered by Pennsylvania to the northwest, New York State to the northeast, Passaic County to the east, Morris County to the southeast and Warren County to the southwest. Sandyston shares borders with Frankford Township, Montague Township, Walpack Township and the Delaware River/Pennsylvania. Sandyston encompasses 42.3 square miles centered along the US Route 206 corridor. According to municipal tax assessment data, Sandyston has 132,401 square feet of commercial properties, 908 households and 882.48 acres of vacant lands.

The State Plan has identified most developable land in Sandyston as being in the Rural Environmentally Sensitive Planning Area 4B and Environmentally Sensitive Planning Area 5. These two Planning Areas can be identified by one or more environmentally sensitive areas such as wetlands, C-1 streams and critical habitats for threatened or endangered species. The Township contains two State designated Village Centers, where the State Plan recommends growth be guided, based on infrastructure.

The maps on the following pages include the State Plan Policy Map for Sandyston and a Land Use/Land Cover Map.





## **Natural & Cultural Features**

### Natural Features

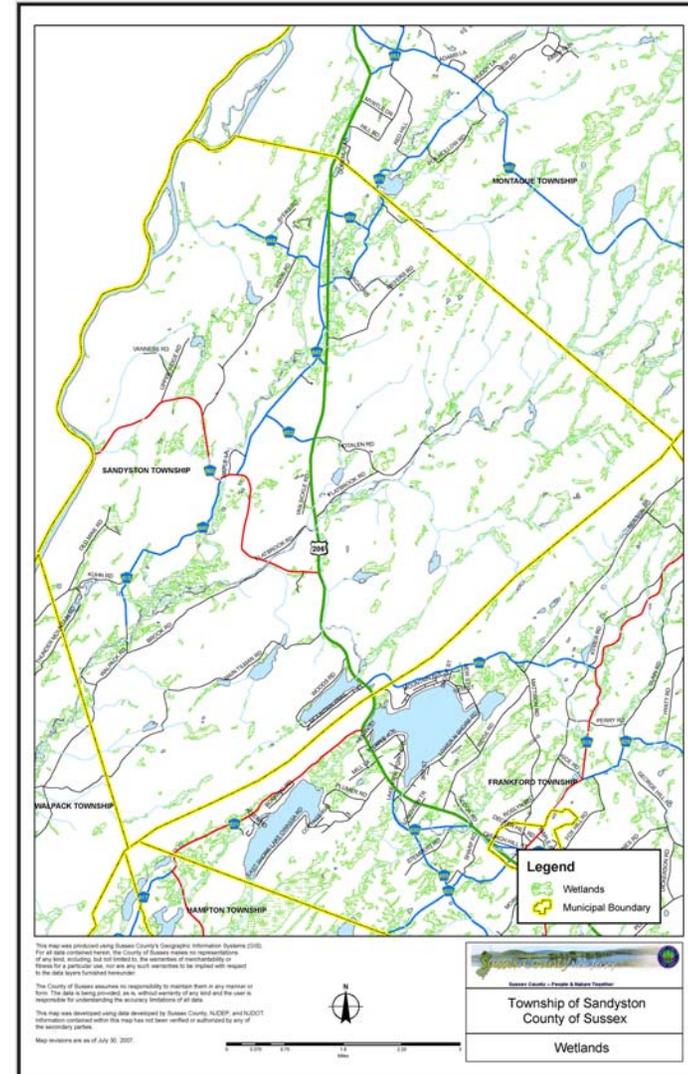
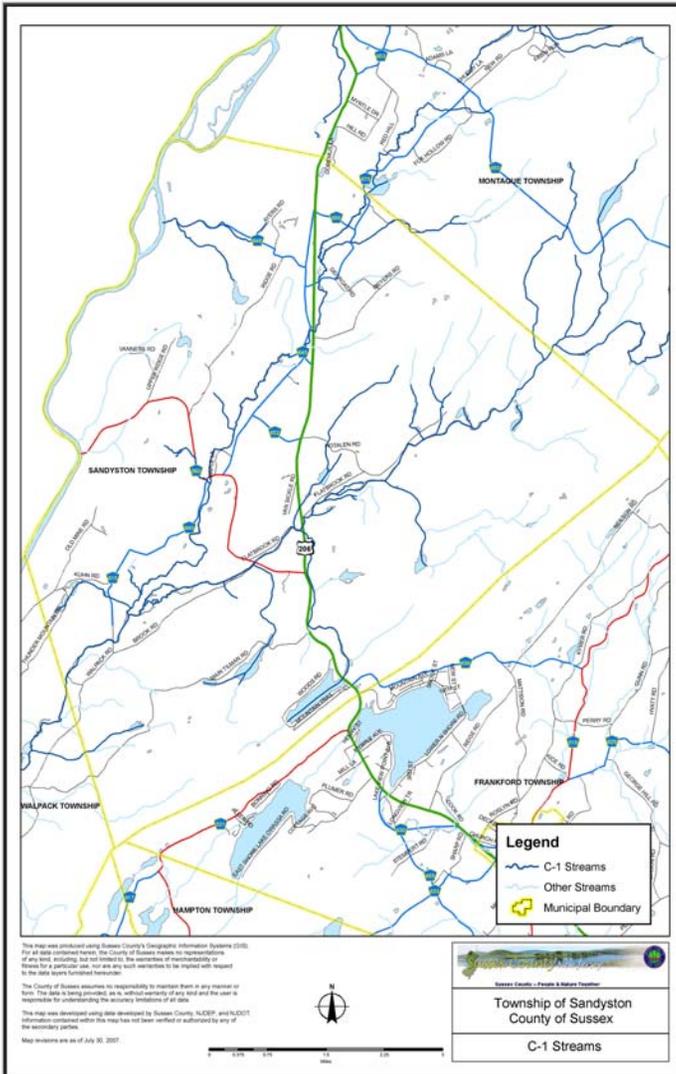
Sandyston Township is in the Ridge and Valley physiographic province, named for its topographic features of long parallel ridges and valleys. It is those ridges and valleys that comprise the two dominant landscapes in the Township: forested moderate to very steep slopes with thin soils, boulder fields, and rock outcrops; and stream valleys where deep fertile soils are intermixed with extensive forested and open wetlands. The ridges and valleys cross the Township in four alternating linear bands that run northeast to southwest. From east to west, these bands are the Kittatinny Ridge (that is double crested in the northern half of the Township), the Flatbrook Valley, the Walpack Ridge, and the Delaware Valley. Elevations in the Township range from over 1,650 feet along the Kittatinny Ridge to less than 350 feet in the Delaware and Flatbrook Valleys. All the landscapes of Sandyston are crisscrossed with mile upon mile of manmade stone rows that serve as a silent testimony to the Township's rich agriculture past.

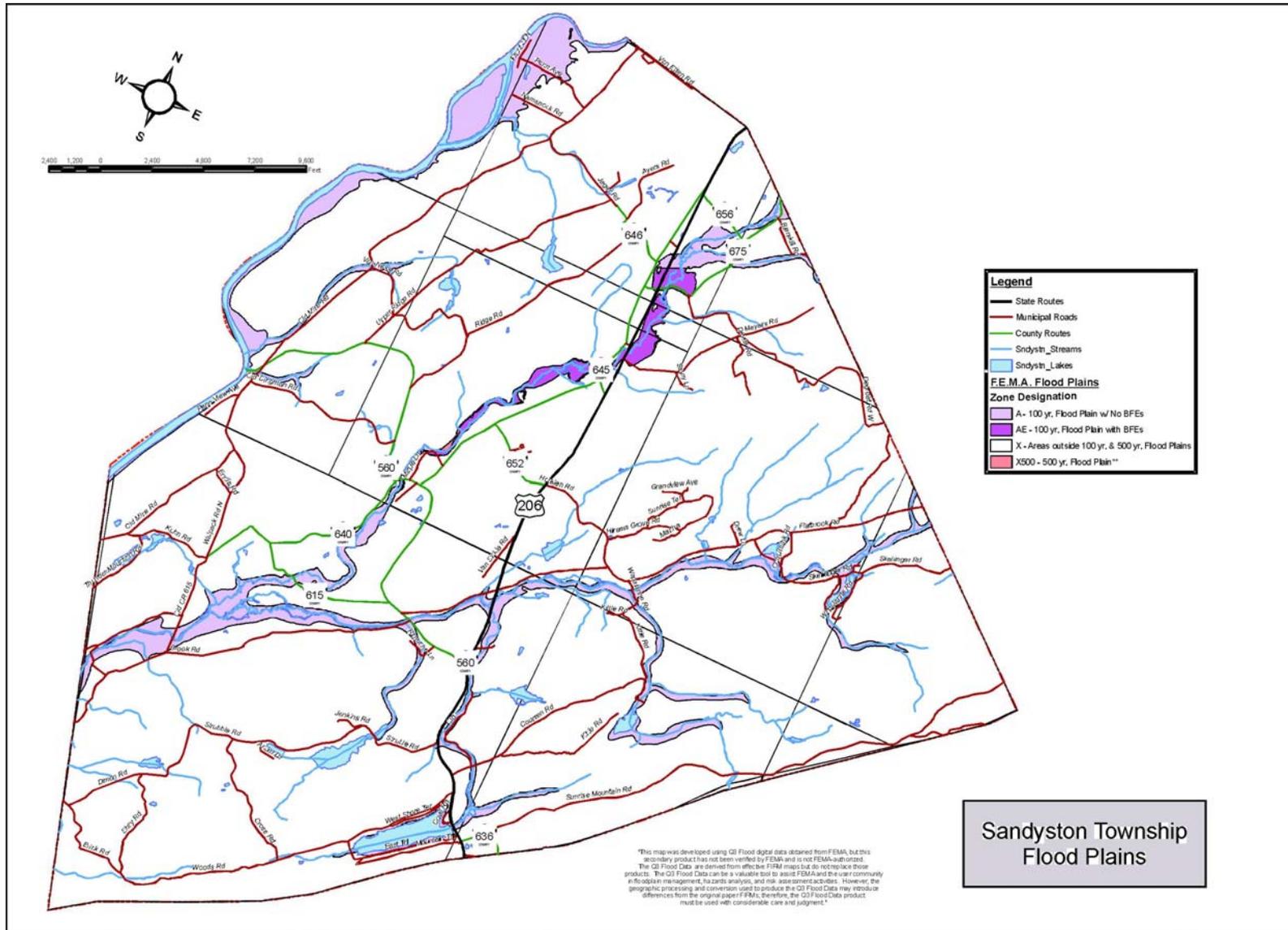
### Historic and Cultural Features

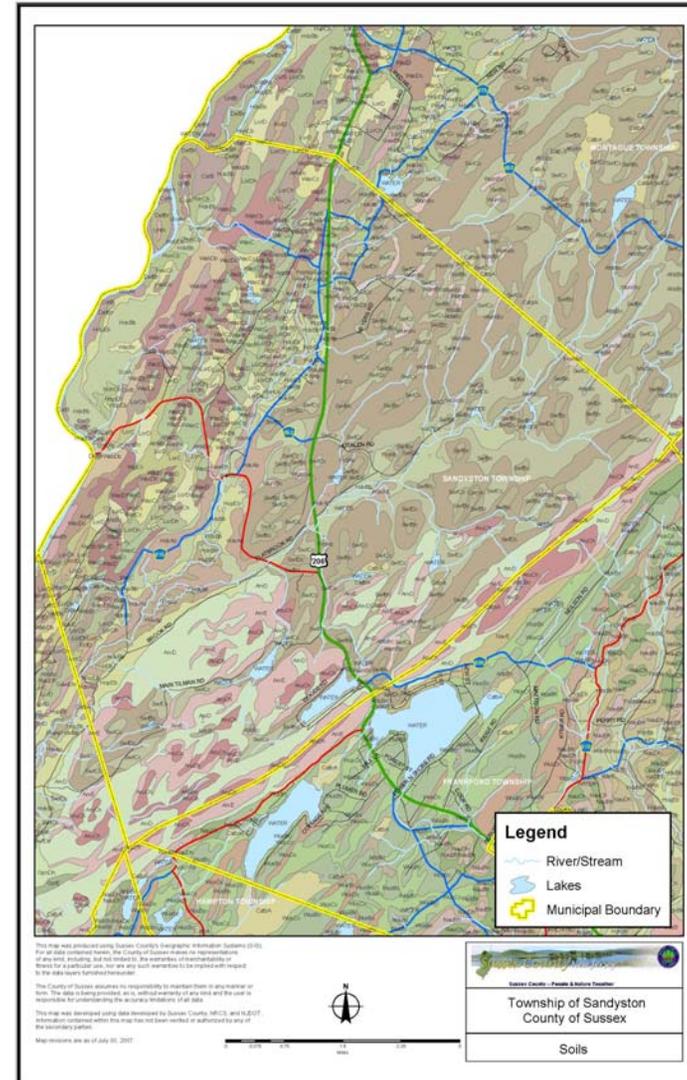
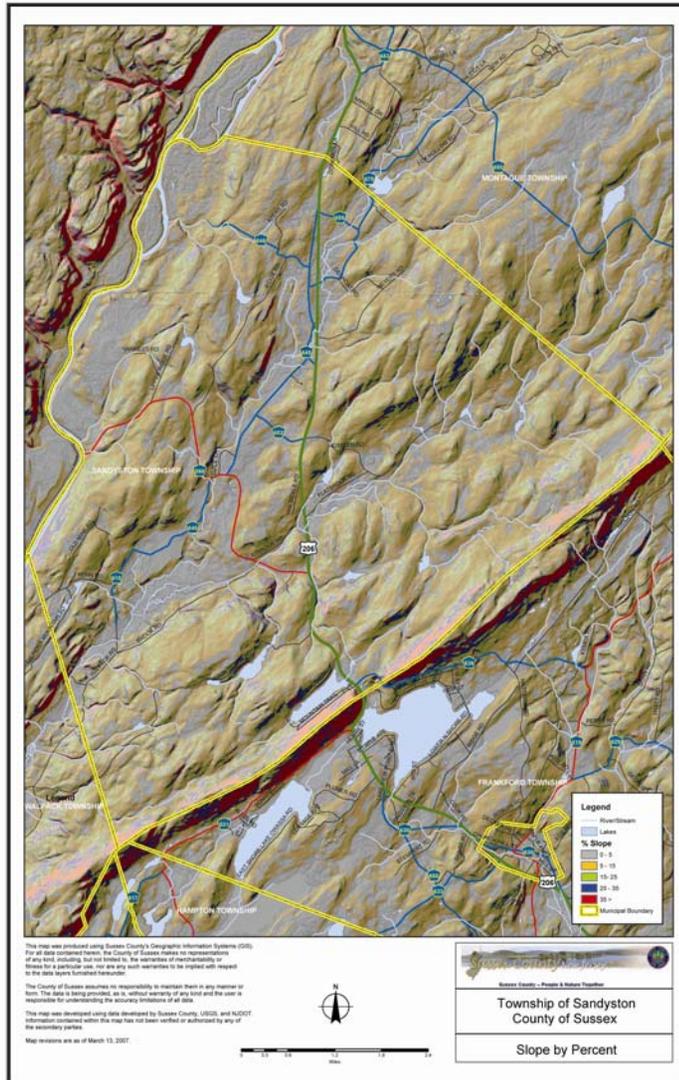
Sandyston Township is home to several historic settlements including: Peters Valley, settled in the mid 1700's by Peter VanNeste; the Village of Layton, settled in the early 1800's by John Layton; and the Village of Hainesville, settled by Simon Courtright shortly before the Revolutionary War. The site of the oldest standing home in Sussex County known as the Westbrook/Bell House (circa 1725) still sits on the Old Mine Road in Sandyston Township. Nine miles of the 2,175-mile long Appalachian Trail hug the eastern boundary of the Township. Conceived in 1921 and completed in 1937, the trail runs from Maine to Georgia and was designated as the nation's first National Scenic Trail. The trail is protected against

encroachment by 1,000-foot buffers. The Delaware River, the last major free flowing river in the east forms the western boundary of the Township for a distance of seven miles. The Delaware was designated as a National Scenic River in 1976 with nearly all of the shoreline in Sandyston being owned by the National Park Service. Adjacent to the Delaware River lays the Old Mine Road. The 140-mile long road was built by the Dutch around 1650 and is the oldest road of any substantial length in America. The Old Mine Road, sections of which have remained basically unchanged for hundreds of years, is on both the National and State Register of Historic Places. Peters Valley, a classic example of an early village of rural America, is now home to a well established and highly regarded arts and crafts colony. Peters Valley is on both the National and State Register of Historic Places.

The maps on the following pages include: C-1 Streams, Wetlands, Flood Plains, Steep Slopes, and Soil Series Map.







## **Community Facilities**

### Public Schools

The Sandyston Walpack Consolidated School is a kindergarten through sixth grade school serving approximately 180 students in Sandyston and Walpack Townships. The school is located in the Village of Layton along Route 560. Middle and high school age children in Sandyston attend Kittatinny Regional High School located in Hampton Township.

### Government Buildings and Public Services

The Township of Sandyston owns and operates its Municipal Building with several departments to serve the needs of the community. The Township owns and operates recreational fields as well. The Township has a volunteer run Fire Department located adjacent to the Municipal Building.

### Parks and Recreation Facilities

Sandyston is home to portions of Stokes State Forest, the Delaware Water Gap Nation Recreation Area, Peters Valley Craft Village, over 2,500 acres of New Jersey Fish and Wildlife Division owned lands and a nearly 225 acre Boy Scout camp preserved with Green Acre funding. In total, Sandyston has close to 20,000 acres of land preserved as parks and open space. These lands are generally available for fishing, hunting, hiking, backpacking, boating, camping and other similar types of passive recreation activities.

Sandyston's active recreation program is provided in part through a partnership with the local elementary school and school board. The school has willingly made their facilities available to community recreation programs for Sandyston residents, including both after school hours and during the summer months. This joint cooperative effort has been a great benefit to the local community. However, the scope of the arrangement is limited due to the time and size constraints of the local elementary school. The long-term viability of the program is uncertain as the program is subject to the discretion of the School Board. The Township has also recently developed additional recreation facilities at the municipal complex that will be available for residents and will provide opportunities for civic groups to serve the community.

The map on the following page shows open space in the Township.



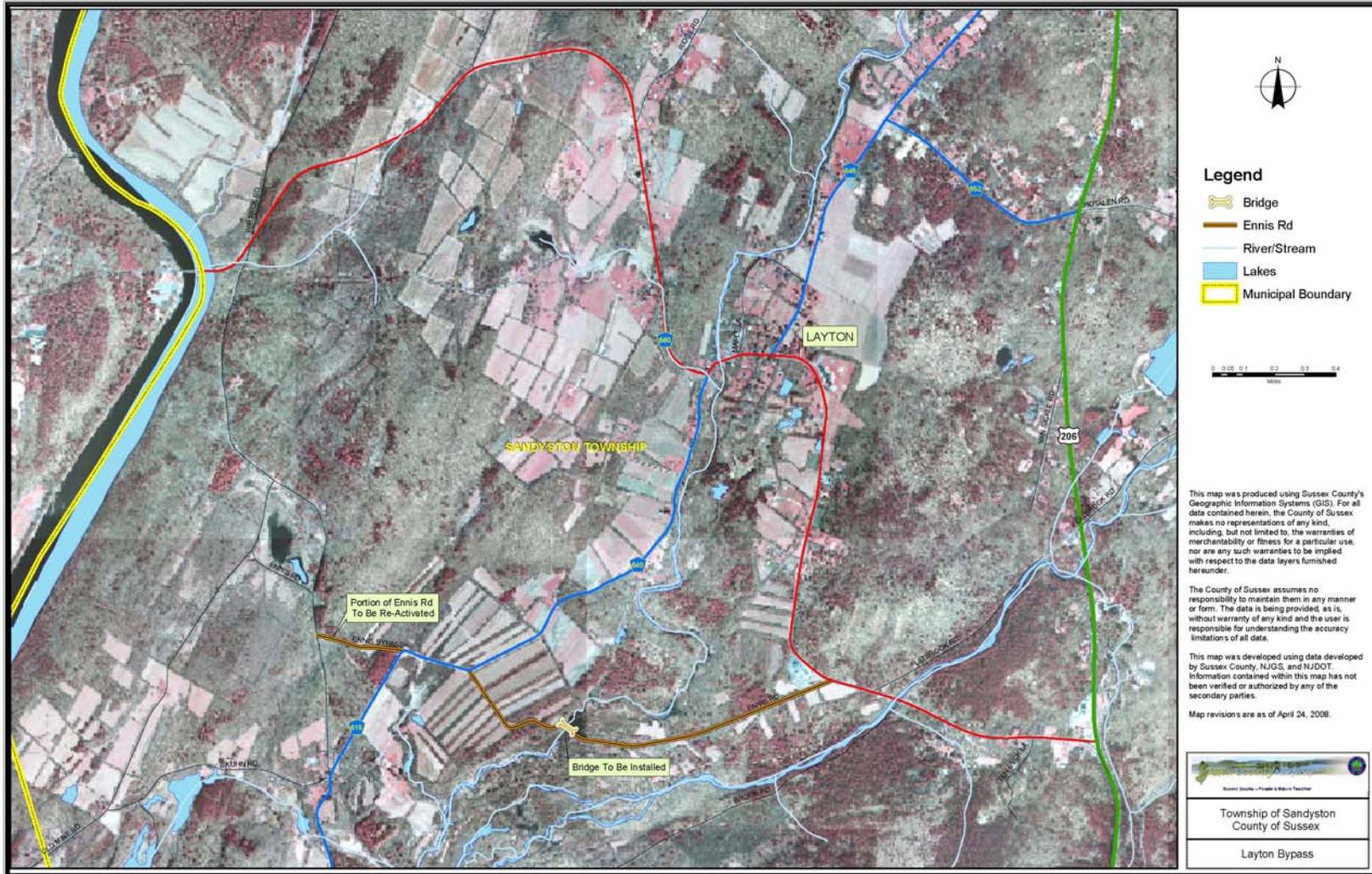
### **Infrastructure**

The circulation patterns in Sandyston Township are a function of the state and county roadway network, upgraded country lanes (some of which are hundreds of years old), new roads serving housing developments, private roads serving private communities, and access roads serving state and federally owned lands. The New Jersey Department of Transportation (NJDOT) identifies 52.04 miles of roads in the Township including: 7.27 miles of state roads; 16.8 miles of county roads; and 27.97 miles of municipal roads. NJDOT has developed a road classification system generally based on design, function, and traffic volume. The categories include freeways, principal arterials, major arterials, minor arterials, major collectors, minor collectors, and local roads. The classifications are further broken down into urban and rural categories. The following table identifies the state and county roadways in the Township according to their NJDOT classification:

Roadway Classifications

Jurisdiction	Street Name	Direction	NJDOT Classification
NJDOT	US Route 206	South to North	Rural Principal Arterial
County	Route 560 Tuttles Corner Road – Dingman’s Road	East to West	Rural Major Arterial
County	Route 615 Sandyston- Flatbrookville Road	South to North	Rural Local Road
County	Route 636 Upper North Shore Road	West to East	Rural Minor Collector
County	Route 640 Bevans Road	South to North	Rural Local Road
County	Route 645 Layton-Hainsville Road	South to North	Rural Minor Collector
County	Route 646 Jager Road	East to West	Rural Local Road
County	Route 652 Lertora Road	West to East	Rural Local Road
County	Route 654 Towle Road	West to East	Rural Local Road
County	Route 656 Shaytown Road	West to East	Rural Local Road
County	Route 675 Degroat Road – Cemetery Road – New Road	South to North	Rural Minor Collector

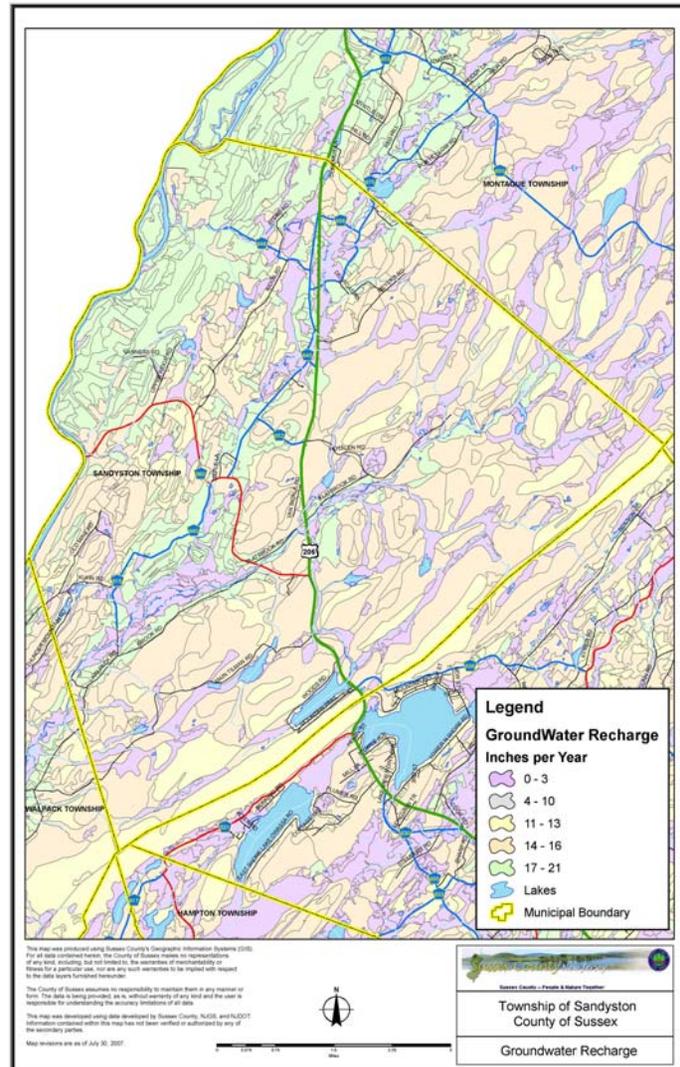
The map on the following page shows the proposed Layton bypass:

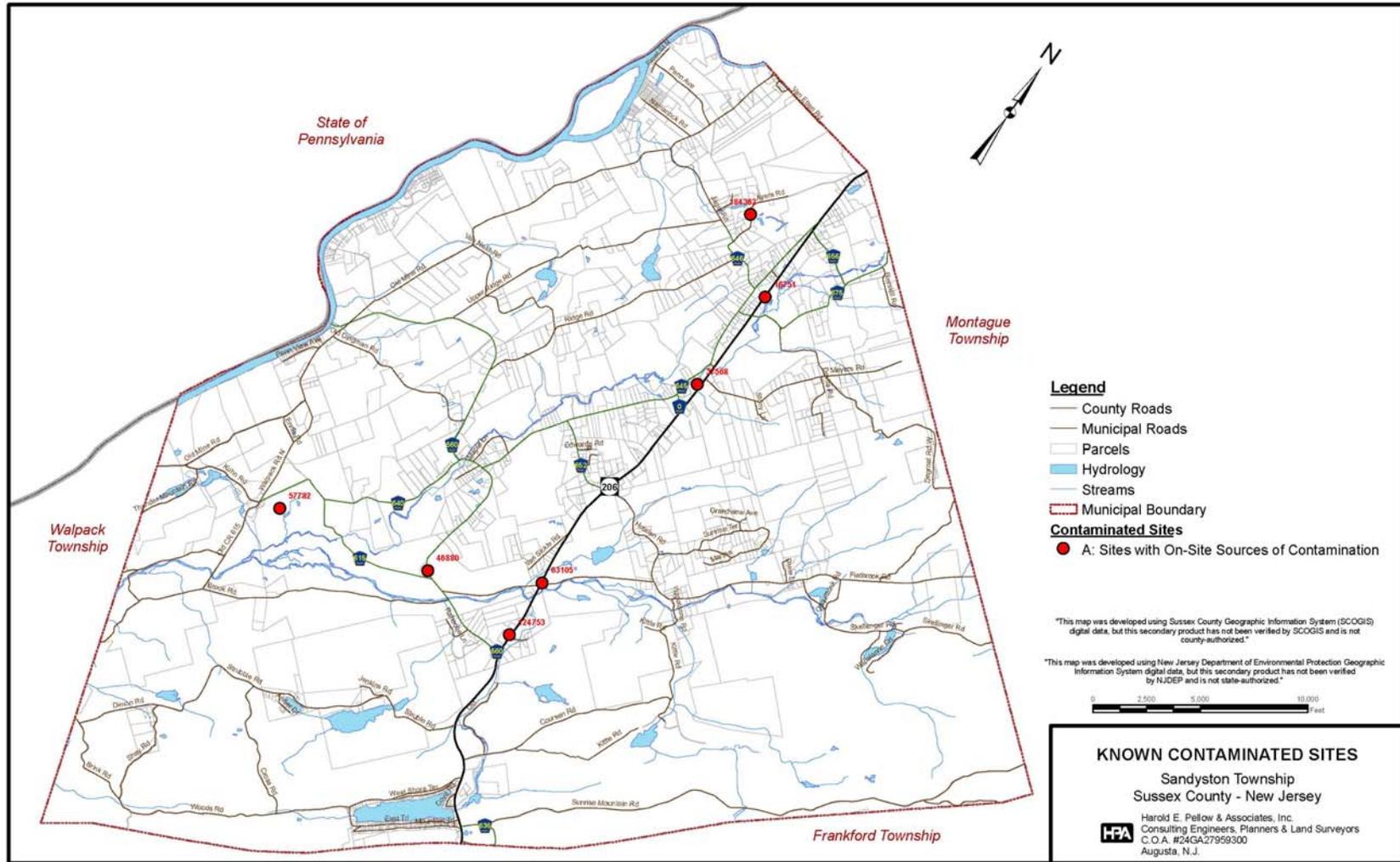


The Township of Sandyston does not have any public sewer or water infrastructure within the Township. All development is on private septic and well systems.

### **Underutilized Land**

Sandyston does not have any areas designated as areas in need of redevelopment or as brownfields. The maps on the following pages identify Groundwater Recharge Areas and Known Contaminated Sites.





## STATUS OF MASTER PLAN AND OTHER RELEVANT PLANNING ACTIVITIES

The first Sandyston Township Master Plan was adopted in 1961. The plan envisioned that Sandyston would remain a rural and agricultural community with very slow growth or even negative growth as a result of the pending Tocks Island Dam Project.

In 1973, the Sandyston Township Planning Board recognized that times were changing and that continued out-migration from the metropolitan centers would place increasing development pressures on the Township. As a result, a Master Plan update was started to include more careful, advanced, and scientific planning.

The 1973 Master Plan started with a survey of the Township's topography, geology, and potable water resources, the suitability of the soils for individual sewage disposal systems, the location of prime farmlands and woodlands, the existing land use patterns, and demographic trends. The Land Use Plan presented was based on the analysis and interpretation of the information generated during the survey. The concepts developed in the Land Use Plan were based in part on the State of New Jersey recommended lot size standards, which in turn were based on the ability of the existing natural resources to sustain specific development densities. As a result, the Land Use Plan recommended residential densities ranging from 60,000 square foot to 200,000 square foot building lots, depending on the suitability of the land. The Master Plan was adopted and implemented by a new Zoning Ordinance<sup>1</sup>.

---

<sup>1</sup> One exception is the Kittatinny Lake area, which was subdivided prior to the advent of planning and zoning in the Township. The required minimum lot size in the Kittatinny Lake Zone remained 10,000 square feet.

In 1992, the Sandyston Township Planning Board undertook a detailed re-examination of its 1973 Master Plan. The re-examination recognized a number of areas that needed updating and changing. A planning consultant was retained to prepare an updated Lot Line Base Map and conduct a current land use survey. After the analysis of the updated information, the Planning Board decided to readopt the 1973 Land Use Plan substantially unchanged. The planning consultant also prepared an updated Housing Element and Fair Share Plan and a Historic Preservation and Economy Survey as supporting elements of the updated Master Plan.

In September 2008, the Township Planning Board adopted a complete update of its Master Plan. The Plan includes a Natural Resources Inventory, a Land Use Plan Element, a Resource Conservation Element, a Recycling Element, an Economic Development Element, a Circulation Plan Element, a Recreation Element, a Farmland Preservation Element and a Historic Preservation Plan Element.

## RECENT AND UPCOMING DEVELOPMENT ACTIVITIES

The Township compiled major site plan and subdivision applications from 2003 – 2008.

Major Site Plans and Subdivisions 2003-2008	
Application Name	Type
<b>2003</b>	
N/A	
<b>2004</b>	
Omnipoint Communications	Preliminary and Final Site Plan for a Cell Tower
Sandyston Township Municipal Complex	Final Site Plan for Municipal Building
<b>2005</b>	
Butternut Farms Estates, LLC	Preliminary Site Plan for a Retail Building
Mark Utter	Preliminary Site Plan for a Retail/Office/Warehouse Bldg.
<b>2006</b>	
St. Thomas the Apostle Church	Preliminary and Final Site Plan for a Church
<b>2007</b>	
Aquatic Technologies, Inc.	Preliminary and Final Site Plan for Conversion of Residential to Commercial Use
Patricia and John Zatorski	Preliminary and Final Site Plan for a Mixed-Use Building – commercial and residential.
<b>2008</b>	
Davon Farms	Preliminary Major Subdivision
Escape RV	Preliminary Site Plan to Expand RV Sales Facility

## STATEMENT OF PLANNING COORDINATION

The following section describes Sandyston's efforts to coordinate planning with local, regional and State agencies.

### **Consistency with Sussex County Strategic Growth Plan**

Sussex County's Strategic Growth Plan was endorsed by the State Planning Commission in February 2007. The Plan generally promotes new development within Centers and traditional towns and villages in order to reduce sprawl and promote viable mixed use communities. Representatives for the Township sit on the Strategic Growth Plan Committee to provide input and promote planning consistency. The Township Master Plan was prepared to be consistent with the Strategic Growth Plan.

### **Coordination with Adjacent Municipalities**

Sandyston Township is bordered by Frankford Township to the southeast, Walpack Township to the southwest, the Delaware River and Pike County, Pennsylvania to the northwest and Montague Township to the northeast. The proposed land use districts are generally compatible with bordering municipalities' zoning, with the exception of residential districts along the border with Montague abutting a C-2 district and some conservation areas. Otherwise, all proposed land uses are completely compatible.

Sandyston has a share affordable housing rehabilitation program with Montague Township and has worked with that municipality in the past to meet mutual goals related to providing needed municipal services.

The current Master Plan reviewed the consistency of zoning within Sandyston and those of adjacent municipalities. The findings were as follows:

Frankford Township

Lands along the Frankford Township border are proposed to be in the Conservation E District. This area includes all land and property that has been or is purchased by the New Jersey Department of Environmental Protection and New Jersey Division of Fish and Wildlife Land and private land adjacent Stokes State Forest. The minimum lot size in this district is 200,000 square feet (4.59 acres). The adjacent lands in Frankford Township are zoned Agricultural Residential with a minimum lot size of five acres.

Walpack Township

Along the boundary with Walpack Township from north to south, the proposed land uses are conservation (Delaware Water Gap National Recreation Area), New Jersey Division of Fish and Wildlife lands and Conservation E for Stokes State Forest. Along the border on the Walpack Township side, the area is zoned for conservation, which is compatible.

Delaware River

Along the northwestern boundary of the Township lies the Delaware River and Pike County, Pennsylvania. Along the Delaware River, the area is designated for conservation and is part of the Delaware Water Gap National Recreation Area, which spans both the New Jersey and Pennsylvania sides of the river.

Montague Township

Along the border with Montague Township, the land use districts are proposed to be (from west to east) Conservation W (Delaware Water Gap National Recreation Area), Walpack Ridge Residential, New Jersey Division of Fish and Wildlife lands, Valley Residential Agricultural, and Conservation E for Stokes State Forest. Along the same border on the Montague side, from west to east, is Conservation District, C-2 Commercial along Route 206, R-1 Residential and Conservation District. The adjacent land uses are generally compatible with conservation as the primary land use and either commercial or residential development adjacent each other.

**Consistency with State Regulations**

Sandyston's ordinances are consistent with State regulations. The Township enforces Residential Site Improvement Standards for residential developments, has adopted a Municipal Stormwater Management Plan and ordinance to comply with new stormwater regulations and requires developments in the Township to comply with New Jersey Department of Environmental Protection regulations. The Township's Housing Element and Fair Share Plan will be updated in the coming months to be consistent with the new amended and proposed amendments to the Council on Affordable Housing's substantive rules.

## STATE, FEDERAL & NON-PROFIT PROGRAMS, GRANTS AND CAPITAL PROJECTS

The Township of Sandyston has been the beneficiary of some grant awards from the State and Federal government to fund municipal projects.

### 2003

- Federal Emergency Management Agency, Storm Assistance and Emergency Management: \$7,481.24
- Department of Environmental Protection, Clean Communities Act: \$16,750.99

### 2004

- Department of Environmental Protection, Clean Communities Act: \$21,654.80

### 2005

- Department of Environmental Protection, Clean Communities Act: \$14,089.35
- Department of Community Affairs, Small Cities Community Development: \$9,403
- Department of Community Affairs, Housing Demonstration Revolving Loan: \$45,000
- Department of Health and Human Services, Municipal Alliance: \$17,000

### 2006

- Department of Environmental Protection, Stormwater Drainage: \$5,000
- Department of Transportation, NJ Transportation Trust Fund: \$140,000
- Department of Health and Human Services, Municipal Alliance: \$14,000

### 2007

- Department of Health and Human Services, Municipal Alliance Grant: \$14,000

## INTERNAL CONSISTENCY IN LOCAL PLANNING

Sandyston's 2008 Master Plan proposed several minor ordinance revisions to address concerns related to development; however the majority of the Land Use Plan Element did not change. Therefore, Sandyston's Ordinances are in large part consistent with the Master Plan. The Township will be working to implement the recommendations of the Master Plan over the next few years.

## SUSTAINABILITY STATEMENT

“Sustainability” or “Sustainable Development” has been defined as “development that meets the needs of the present without compromising the ability of future generations to meet their own needs” - The United Nations World Commission on Environment and Development (The Brundtland Commission, 1987).<sup>2</sup>

Sandyston Township’s 2008 Master Plan includes a Natural Resources Inventory, a Conservation Element, a Recycling Element, an Economic Development Element, a Park and Recreation Element, a Farmland Preservation Element and a Historic Preservation Element. The study of these areas denotes Sandyston Township’s commitment to sustainability. Following are the Master Plan Goals from the 2008 Master Plan Update which illustrate the Township’s commitment to sustainability:

1. To preserve the Township’s character for the short and long term so as to protect and enhance the high quality of life now enjoyed by both its residents and its visitors in the face of land use decisions.
2. To provide opportunities for growth and development in appropriate areas that complements rather than destroys or negatively impacts the Township’s significant and diverse natural, historical, cultural, and manmade resources.
3. To provide opportunities for cultural enrichment, active and passive recreation, and community involvement; thus promoting an active life style for all age groups in a safe, healthy, and scenic environment.
4. To ensure that the development within the Township complements the vision and general welfare of neighboring municipalities, is consistent with the Sussex County Strategic Growth Plan, encompasses applicable elements of the

---

<sup>2</sup> Statement taken from NJDEP Office of Planning and Sustainable Communities website: [www.nj.gov/dep/opsc/sustcomm.html](http://www.nj.gov/dep/opsc/sustcomm.html).

State Development and Redevelopment Plan, and takes into account Sandyston's relationship to the tri-state area.

5. To promote among its citizens a feeling of place, purpose, and pride through the establishment of appropriate population densities and concentrations in neighborhood, community, and village settings.
6. To encourage the efficient and effective expenditure of public funds by controlling development and sprawl through sound land use policies and smart growth principles.
7. To provide for a diversified land use pattern that appropriately meets the residential, agricultural, commercial, industrial, recreational, and open space needs of the Township.
8. To ensure the relocation of transportation corridors away from developed areas and promote the continued safe free flow of traffic by discouraging strip development and other inappropriate uses along existing and proposed transportation corridors.
9. To ensure a controlled rather than a chaotic manmade environment through the application of sound growth and development principles, visual and design standards, creative techniques, adaptive reuse, and technological advances.
10. To promote the preservation of historic sites and districts, agricultural lands, open space, view sheds, and the rural landscape and to promote the conservation of natural resources and wildlife habitat through proper land use practices.
11. To provide the potential for the construction of affordable housing units for low and moderate income families through a Fair Share Housing Plan certified by the Council on Affordable Housing.
12. To promote the maintenance and enhancement of surface and ground water quality and quantity through the protection of wetland, flood plain, and stream corridor transition areas and buffers, protection of steep slopes from

excessive disturbance, through the enactment and implementation of a comprehensive Storm Water Management Plan, and by embracing appropriate site improvement standards for karst topography.

13. To support farmland preservation efforts, right to farm programs, and the preservation of the rural/agricultural landscape by endorsing the Sussex County Farmland Preservation Program, cooperating with the County and State Agricultural Development Boards, and encouraging the state and federal land management agencies to lease additional land in the Township for agricultural purposes.
14. To promote economic development by encouraging small commercial recreation and tourism based businesses that are consistent with the principles and elements of the Township's Agricultural and Natural Resources Based Business Plan.
15. To promote consistency with the Sussex County Strategic Growth Plan and the State Development and Redevelopment Plan by obtaining Plan Endorsement from the State Planning Commission for the designated centers of Layton and Hainesville, encouraging high density mixed use development in these centers, and pursuing the necessary infrastructure to support these centers.
16. To encourage the reuse, recovery, and recycling of materials consistent with all applicable laws, rules, and regulations.

## CONSISTENCY WITH STATE PLAN - GOALS, POLICIES & INDICATORS

The State Plan is made up of 8 Goals and Strategies and 19 Statewide Policies that are complemented by a State Plan Policy Map. This section discusses consistency with regard to goals relevant to the Township’s Petition, along with related policies and indicators.

GOAL	POLICIES	INDICATORS
<p><b>Goal 1: Revitalize the State’s Cities and Towns</b></p> <p>STRATEGY: Protect, preserve and develop the valuable human and economic assets in cities, towns and other urban areas. Plan to improve their livability and sustainability by investing public resources in accordance with current plans which are consistent with the provisions of the State Plan. Leverage private investments in jobs and housing; provide comprehensive public services at lower costs and higher quality; and improve the natural and built environment. Incorporate ecological design through mechanisms such as solar access for heating and power generation. Level the playing field in such areas as financing services, infrastructure and regulation. Reduce the barriers which limit mobility and access of city residents, particularly the poor and minorities, to jobs, housing, services and open space within the region. Build on the assets of cities and towns such as their labor force, available land and buildings, strategic location and diverse populations.</p>	<p><b>Policy on Urban Revitalization</b> - Prepare strategic revitalization plans, neighborhood empowerment plans and urban complex strategic revitalization plans that promote revitalization, economic development and infrastructure investments, coordinate revitalization planning among organizations and governments, support housing programs and adaptive reuse, improve access to waterfront areas, public open space and parks, and develop human resources with investments in public health, education, work force readiness and public safety in cities and towns.</p>	<p><b>Key Indicator 5.</b> Progress in socioeconomic revitalization for the 68 municipalities eligible for Urban Coordinating Council assistance</p> <p><b>Indicator 6.</b> Percent of jobs located in Urban Coordinating Council municipalities</p> <p><b>Indicator 22.</b> Percent of building permits issued in Urban Coordinating Council municipalities</p> <p><b>Indicator 27.</b> Number of Neighborhood Empowerment Plans approved by the Urban Coordinating Council</p>

This goal is an urban goal and does not apply to Sandyston Township.

GOAL	POLICIES	INDICATORS
<p><b>Goal 2: Conserve the State's Natural Resources and Systems</b></p> <p>STRATEGY: Conserve the State's natural resources and systems as capital assets of the public by promoting ecologically sound development and redevelopment in the Metropolitan and Suburban Planning Areas, accommodating environmentally designed development and redevelopment in Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas, and by restoring the integrity of natural systems in areas where they have been degraded or damaged. Plan, design, invest in and manage the development and redevelopment of Centers and the use of land, water, soil, plant and animal resources to maintain biodiversity and the viability of ecological systems. Maximize the ability of natural systems to control runoff and flooding, and to improve air and water quality and supply.</p>	<p><b>Policy on Water Resources</b> - Protect and enhance water resources through coordinated planning efforts aimed at reducing sources of pollution and other adverse effects of development, encouraging designs in hazard-free areas that will protect the natural function of stream and wetland systems, and optimizing sustainable resource use.</p> <p><b>Policy on Open Lands and Natural Systems</b> - Protect biological diversity through preservation and restoration of contiguous open spaces and connecting corridors; manage public land and provide incentives for private land management to protect scenic qualities, forests and water resources; and manage the character and nature of development for the protection of wildlife habitat, critical slope areas, water resources, and for the provision of adequate public access to a variety of recreational opportunities.</p> <p><b>Policy on Coastal Resources</b> - Acknowledge the statutory treatment of the coastal area under federal and State legislation, coordinate efforts to establish a comprehensive coastal management program with local planning efforts, undertake a regional capacity analysis, protect vital ecological areas and promote recreational opportunities.</p> <p><b>Policy on Special Resource Areas</b> - Recognize an area or region with unique characteristics or resources of Statewide importance and establish a receptive environment for regional planning efforts. The Highlands region has been recognized as the first Special Resource Area in New Jersey.</p>	<p><b>Key Indicator 2.</b> The amount of land permanently dedicated to open space and farmland preservation</p> <p><b>Key Indicator 3.</b> Percent of New Jersey's streams that support aquatic life</p> <p><b>Indicator 11.</b> Conversion of wetlands for development</p> <p><b>Indicator 26.</b> Percent of land in New Jersey covered by adopted watershed management plans</p>

## Goal 2 Analysis

Sandyston has 70 percent of its land, or nearly 20,000 acres, preserved as public and private open space and parks that protect and preserve the natural resources within those areas. For land that might be developed Sandyston has adopted ordinances to address environmental constraints and groundwater. The Township has adopted a Municipal Stormwater Management Plan and a corresponding implementing ordinance, pursuant to the latest State regulations on stormwater, which reduces run-off and non-point source pollution impacts on local water ways.

The Sandyston Township Master Plan advocates the following:

1. The implementation of all elements of the Parklands and Wildlife Management Areas Landscape that are set forth in the Sussex County Strategic Growth Plan, which has received Plan Endorsement by the State Planning Commission. Of particular importance are the Parklands and Fish and Wildlife Management Areas Landscape Visitor Center at Culver's Gap, the need to coordinate future state and federal land acquisitions with the municipality, and the preservation and interpretation of significant cultural and historical resources.
2. The implementation of the Open Space Element of the Sussex County Strategic Growth Plan. Of particular importance is the preservation and interpretation of those cultural and historic resources that provide the basis upon which the area was developed.
3. The implementation of the Historic Preservation Element of the Sussex County Strategic Growth Plan. Of particular importance are the stabilization, restoration, and interpretation of the Roper Cabin in Stokes State Forest.

4. During the life span of the Master Plan there will be a collaborative effort between the County of Sussex, Township of Sandyston, and the NJDEP to develop and adapt General Management Plans for Stokes State Forest and the Fish and Wildlife Management Areas.
5. During the life span of the Master Plan there will be developed a mechanism that enables the Township of Sandyston to provide input and obtain binding commitments on the conservation of cultural and historic resources under the administration of the National Park Service. The implementation of the recommendation by the Sussex County Open Space Committee that the NJDEP construct three sanitary facilities along the Big Flatbrook south of Route 206.

While there are extensive public land holdings in the Township, which are preserved for open space, parks, and scenic resources, many environmental resources exist on privately held land within the Township. As growth pushes north from large population centers in central New Jersey and the New York Metropolitan region, residential subdivisions pose the greatest threat to environmental, cultural and historic resources in the Township. Clearing land with steep slopes can result in increased erosion and stormwater run off. Groundwater resources can be reduced and/or contaminated with increased development. Wildlife habitat, farmland and scenic vistas can be degraded slowly over time as more and more land is subdivided and cleared for housing.

As such, the Township encourages continued use and refinement of existing ordinances and creation of new ordinances that protect steep slopes, wetlands, stream corridors, wildlife habitat, groundwater recharge areas, scenic and historic resources and farmland open space and greenways. The Township currently has a constraints ordinance that limits development on steep slopes, wetlands and soils with a shallow depth to bedrock and seasonally high water table. The

Township also has a well protection ordinance that requires testing of well capacity on the proposed development and on surrounding properties to protect the water table in the area. The lack of municipal water and sewer limits the use of other ordinances, such as clustering, to protect environmentally sensitive areas. The 2008 Master Plan recommended adoption of an environmental impact statement ordinance and a tree protection and replacement ordinance. The tree protection and replacement ordinance has been adopted by the Township.

GOAL	POLICIES	INDICATORS
<p><b>Goal 3: Promote Beneficial Economic Growth, Development and Renewal for All Residents of New Jersey</b></p> <p>STRATEGY: Promote socially and ecologically beneficial economic growth, development and renewal and improve both the quality of life and the standard of living of New Jersey residents, particularly the poor and minorities, through partnerships and collaborative planning with the private sector. Capitalize on the State’s strengths—its entrepreneurship, skilled labor, cultural diversity, diversified economy and environment, strategic location and logistical excellence—and make the State more competitive through infrastructure and public services cost savings and regulatory streamlining resulting from comprehensive and coordinated planning. Retain and expand businesses, and encourage new, environmentally sustainable businesses in Centers and areas with infrastructure. Encourage economic growth in locations and ways that are both fiscally and environmentally sound. Promote the food and agricultural industry throughout New Jersey through coordinated planning, regulations, investments and incentive programs—both in Centers to retain and encourage new businesses and in the Environs to preserve large contiguous areas of farmland.</p>	<p><b>Policy on Economic Development</b> - Promote beneficial economic growth and improve the quality of life and standard of living for New Jersey residents by building upon strategic economic and geographic positions, targeting areas of critical capital spending to retain and expand existing businesses, fostering modern techniques to enhance the existing economic base, encouraging the development of new enterprises, advancing the growth of green businesses, elevating work force skills, and encouraging sustainable economic growth in locations and ways that are fiscally and ecologically sound.</p> <p><b>Policy on Agriculture</b> - Promote and preserve the agricultural industry and retain farmland by coordinating planning and innovative land conservation techniques to protect agricultural viability while accommodating beneficial development and economic growth necessary to enhance agricultural vitality and by educating residents on the benefits and the special needs of agriculture.</p> <p><b>Policy on Equity</b> - It is the position of the State Planning Commission that the State Plan should neither be used in a manner that places an inequitable burden on any one group of citizens nor should it be used as a justification for public actions that have the effect of diminishing equity. It is also the position of the Commission that the achievement, protection and maintenance of equity be a major objective in public policy decisions as public and private sector agencies at all levels adopt plans and policies aimed at becoming consistent with the State Plan.</p>	<p><b>Key Indicator 1.</b> New development, population and employment located in the Metropolitan and Suburban Planning Areas or within Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas</p> <p><b>Indicator 1.</b> Average annual disposable income among New Jerseyans</p> <p><b>Indicator 2.</b> Unemployment</p> <p><b>Indicator 3.</b> Conversion of farmland for development</p> <p><b>Indicator 5.</b> Agricultural output</p> <p><b>Indicator 7.</b> Economic output per unit of energy consumed</p> <p><b>Indicator 21.</b> Municipalities with median household incomes of less than \$30,000 per year (in 1990 dollars)</p> <p><b>Indicator 22.</b> Number of census tracts with more than 40% of the population living under the poverty level</p>

### Goal 3 Analysis

Sandyston has promoted positive economic development within the Township by drafting an Economic Development Element for the Master Plan. The Plan focuses on three areas that have the potential to sustain long-term low intensity economic development. The first two areas are geographic and comprise the designated centers of Layton and Hainesville. These two traditional rural centers, both having been settled over 200 years ago, are first and foremost important cultural connections between the past and future of the Township. Upgrades to pedestrian traffic, additional parking, reductions in high volume commuter traffic, adaptive reuse of existing structures, mixed use development, and architectural standards for new construction will make these centers accommodating to the existing businesses and attractive to additional small businesses looking to locate in a small town environment. Businesses that do not need extensive infrastructure such as neighborhood business establishments, professional service providers, outdoor recreation outfitters, antique shops, arts and craft artisans, and specialty shops related to eco-tourism or value added to agricultural commodities are all viable candidates. With design controls that require new or rehabilitated buildings to mimic existing historic buildings, the advent of these small businesses could be a tremendous asset to the existing centers.

Sandyston's third area for potential economic development is in eco-tourism with an agricultural component, the one sector of the economy where it has a competitive advantage. The most obvious and best potential for this niche market to be successful is in the service industry and retail sales. The 100,000 plus acres of contiguous public open space, outstanding scenery, abundant wildlife, historic sites, multiple use recreation opportunities, and tens of millions of potential users with large amounts of disposable income to spend, living within an hour and a half drive of Sandyston is an asset waiting to be exploited. The bringing together of Peters Valley Craft Village, the Old Mine Road with proposed scenic by-way status, the Delaware River, Appalachian Trail, active farms, campgrounds, historic sites, and countless

opportunities to hike, bike, hunt, and fish will create the synergy needed to provide economic development in a rural setting.

Eco-tourism can and should enable the Township to grow and its citizens to prosper while retaining its traditional culture and character. Bed and breakfasts, upscale eateries, recreational equipment rental shops, guide services of all types, specialty shops, outdoor related festivals, historic tours, and endless lists of support businesses are all possible. Those businesses now existing in Sandyston should be targeted for retention and encouraged to adjust and adapt to the niche market so that they ultimately benefit as well.

The following are proposed objectives of the Township's Economic Development Element:

1. Adopt land use policies that make Sandyston attractive for eco-tourism, agri-tourism and related industries.
2. Promote the retention and expansion of existing eco-tourism and agri-tourism and related industries.
3. Partner with other public and private agencies to begin a marketing and promotional campaign to attract businesses to Sandyston.
4. Facilitate enhanced communication and cooperation with government land management agencies with the goals of becoming more user friendly, creating seamless open space regulations and a "linger longer" approach to the visitor.
5. Lobby county, state, and federally elected officials for upgraded and additional amenities on public land.
6. Work with county, state and federal agencies to create workable public/private partnerships in the form of lease backs of government owned agricultural land to create locations for potential businesses with compatible uses.
7. Update the Sandyston Township Business Initiative Report on an annual basis to implement the economic objectives of the Master Plan.

GOAL	POLICIES	INDICATORS
<p><b>Goal 4: Protect the Environment, Prevent and Clean Up Pollution</b></p> <p>STRATEGY: Develop standards of performance and create incentives to prevent and reduce pollution and toxic emissions at the source, in order to conserve resources and protect public health. Promote the development of businesses that provide goods and services that eliminate pollution and toxic emissions or reduce resource depletion. Actively pursue public/private partnerships, the latest technology and strict enforcement to prevent toxic emissions and clean up polluted air, land and water without shifting pollutants from one medium to another; from one geographic location to another; or from one generation to another. Promote ecologically designed development and redevelopment in the Metropolitan and Suburban Planning Areas and accommodate ecologically designed development in Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas, to reduce automobile usage; land, water and energy consumption; and to minimize impacts on public health and biological systems, water and air quality. Plant and maintain trees and native vegetation. Reduce waste and reuse and recycle materials through demanufacturing and remanufacturing</p>	<p><b>Policy on Air Resources</b> - Reduce air pollution by promoting development patterns that reduce both mobile and stationary sources of pollution, promoting the use of alternative modes of transportation, and supporting clean, renewable fuels and efficient transportation systems.</p> <p><b>Policy on Energy Resources</b> - Ensure adequate energy resources through conservation, facility modernization, renewable energy and cogeneration; to continue economic growth while protecting the environment; and to modify energy consumption patterns to capitalize on renewable, domestic energy supplies rather than virgin extraction and imports.</p> <p><b>Policy Waste Management, Recycling and Brownfields-</b> Promote recycling and source reduction through product design and materials management and by coordinating and supporting legislative, planning and facility development efforts regarding solid and hazardous waste treatment, storage and disposal. Capitalize on opportunities provided by brownfield sites through coordinated planning, strategic marketing and priority redevelopment of these sites.</p>	<p><b>Indicator 4.</b> Percent of brownfield sites redeveloped</p> <p><b>Indicator 7.</b> Economic output per unit of energy consumed</p> <p><b>Indicator 8.</b> The generation of solid waste on a per capita and per job basis</p> <p><b>Indicator 9.</b> Number of unhealthful days annually caused by ground-level ozone, particulate matter and carbon monoxide</p> <p><b>Indicator 10.</b> Greenhouse gas emissions</p> <p><b>Indicator 13.</b> Changes in toxic chemical use and waste generation (non-product output or NPO) by New Jersey's manufacturing sector</p> <p><b>Indicator 15.</b> Vehicle miles traveled per capita</p>

#### Goal 4 Analysis

The Township's recent Master Plan Update includes a Recycling Element and a Resource Conservation Element, both aimed at protecting environmental resources and reducing the amount of waste produced within the Township. In order to comply with both the state and county mandates the Township adopted a recycling ordinance in 1993 with subsequent applicable amendments. The elements of the ordinance are as follows:

1. Requires all owners, lessees, and occupants of property to separate and recycle all newspapers, glass containers, aluminum and bimetal containers, magazines, and junk mail. The manner in which each type of material must be presented for recycling is also specified.
2. Provides options for the collection by private haulers or drop of the recycled items at the SCMUA recycling facility.
3. Provides for the collection of leaves during the month of October.
4. Created the position of Recycling Coordinator.
5. Requires all commercial, industrial, and other non-residential institutions to comply with the recycling requirements for all recyclable material that they generate.
6. Provides for the progressive enforcement of all violations and violators of the recycling provisions of the ordinance.

The Township's Resource Conservation element identified the following resource conservation objectives and recommendations consistent with Goal 4:

1. Provide adequate light, air and adequate space for agriculture, recreation and open space.
2. Ensure compatible land uses, densities and aesthetic designs.
3. Conserve historic, cultural and natural resources and energy.
4. Prevent sprawl and degradation of the environment.

5. The implementation of all elements of the Parklands and Wildlife Management Areas Landscape that are set forth in the Sussex County Strategic Growth Plan, which has received Plan Endorsement by the State Planning Commission. Of particular importance are the Parklands and Fish and Wildlife Management Areas Landscape Visitor Center at Culver's Gap, the need to coordinate future state and federal land acquisitions with the municipality, and the preservation and interpretation of significant cultural and historical resources.
6. The implementation of the Open Space Element of the Sussex County Strategic Growth Plan. Of particular importance is the preservation and interpretation of those cultural and historic resources that provide the basis upon which the area was developed.
7. The implementation of the Historic Preservation Element of the Sussex County Strategic Growth Plan. Of particular importance are the stabilization, restoration, and interpretation of the Roper Cabin in Stokes State Forest.
8. The promotion of a collaborative effort between the County of Sussex, Township of Sandyston, and the NJDEP to develop and adapt General Management Plans for Stokes State Forest and the Fish and Wildlife Management Areas.
9. The promotion of the development of a mechanism that enables the Township of Sandyston to provide input and obtain binding commitments on the conservation of cultural and historic resources under the administration of the National Park Service. The implementation of the recommendation by the Sussex County Open Space Committee that the NJDEP construct three sanitary facilities along the Big Flatbrook south of Route 206.

GOAL	POLICIES	INDICATORS
<p><b>Goal 5: Provide Adequate Public Facilities and Services at a Reasonable Cost</b></p> <p>STRATEGY: Provide infrastructure and related services more efficiently by supporting investments based on comprehensive planning and by providing financial incentives for jurisdictions that cooperate in supplying public infrastructure and shared services. Encourage the use of infrastructure needs assessments and life-cycle costing. Reduce demands for infrastructure investment by using public and private markets to manage peak demands, applying alternative management and financing approaches, using resource conserving technologies and information systems to provide and manage public facilities and services, and purchasing land and easements to prevent development, protect flood plains and sustain agriculture where appropriate.</p>	<p><b>Policy on Infrastructure Investments</b> - Provide infrastructure and related services more efficiently by investing in infrastructure to guide growth, managing demand and supply, restoring systems in distressed areas, maintaining existing infrastructure investments, designing multi-use school facilities to serve as centers of community, creating more compact settlement patterns in appropriate locations in suburban and rural areas, and timing and sequencing the maintenance of capital facilities service levels with development throughout the State.</p> <p><b>Policy on Transportation</b> - Improve transportation systems by coordinating transportation and land-use planning; integrating transportation systems; developing and enhancing alternative modes of transportation; improving management structures and techniques; and utilizing transportation as an economic development tool.</p>	<p><b>Key Indicator 4.</b> Meet present and prospective needs for public infrastructure systems</p> <p><b>Indicator 14.</b> The percent of all trips to work made by carpool, public transportation, bicycle, walking or working at home</p> <p><b>Indicator 16.</b> Number of pedestrian fatalities in vehicular accidents on State roads</p> <p><b>Indicator 17.</b> Increase in transit ridership</p> <p><b>Indicator 18.</b> Percent of potable water supplies that meet all standards</p> <p><b>Indicator 19.</b> Percent of development on individual septic systems</p>

## Goal 5 Analysis

### *Utilities*

Sandyston Township is served primarily by septic systems and private wells for sewer and water. Public utility services are not proposed or planned for at this time. The Township received Center Designation from the State for two Village Centers, Layton and Hainesville, on April 23, 2003. The Township Master Plan promotes more compact development with a mix of uses in these Centers recognizing the constraints posed by a lack of sewer and water utilities. The purpose of Goal 5 is served via the promotion of additional development within the Center of the Township, with an emphasis on minimizing development in other locations within the Township. In general, the Township is not proposing additional growth and is working to maximize protected and preserved lands. This is also consistent with Goal 5 in that the Township is attempting to reduce sprawl and the need to extend infrastructure to the Township.

### *Transportation*

The Township's Transportation Element promotes alternative transportation modes by proposing the addition of sidewalks within the Village Centers as well as improving and creating pedestrian and bicycle pathways throughout the Township. The Transportation Element also proposes a by-pass to limit the amount of pass through commuter traffic through the Village of Layton. This would make it safer for pedestrians in the Village of Layton. Except for the bypass, new roads are not proposed within the Township, which is consistent with Goal 5.

GOAL	POLICIES	INDICATORS
<p><b>GOAL 6: Provide Adequate Housing at a Reasonable Cost</b></p> <p>STRATEGY: Provide adequate housing at a reasonable cost through public/private partnerships that create and maintain a broad choice of attractive, affordable, ecologically designed housing, particularly for those most in need. Create and maintain housing in the Metropolitan and Suburban Planning Areas and in Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas, at densities which support transit and reduce commuting time and costs, and at locations easily accessible, preferably on foot, to employment, retail, services, cultural, civic and recreational opportunities. Support regional and community-based housing initiatives and remove unnecessary regulatory and financial barriers to the delivery of housing at appropriate locations.</p>	<p><b>Policy on Housing</b> - Preserve and expand the supply of safe, decent and reasonably priced housing by balancing land uses, housing types and housing costs and by improving access between jobs and housing. Promote low- and moderate-income and affordable housing through code enforcement, housing subsidies, community-wide housing approaches and coordinated efforts with the New Jersey Council on Affordable Housing.</p> <p><b>Policy on Design</b> - Mix uses and activities as closely and as thoroughly as possible; develop, adopt and implement design guidelines; create spatially defined, visually appealing and functionally efficient places in ways that establish an identity; design circulation systems to promote connectivity; maintain an appropriate scale in the built environment; and redesign areas of sprawl.</p>	<p><b>Indicator 20.</b> Percent of New Jersey households paying more than 30% of their pre-tax household income towards housing</p> <p><b>Indicator 24.</b> Annual production of affordable housing units</p>

**Goal 6 Analysis**

Sandyston Township submitted an amended Housing Element and Fair Share Plan and petition to COAH on November 25, 2008 to address COAH's third round rule changes. Sandyston's petition has been deemed complete and is currently under substantive review. As such, Sandyston is consistent with Goal 6 in that the Township will be consistent with the affordable housing requirements of COAH.

GOAL	POLICIES	INDICATORS
<p><b>Goal 7: Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value</b></p> <p>STRATEGY: Enhance, preserve and use historic, cultural, scenic, open space and recreational assets by collaborative planning, design, investment and management techniques. Locate and design development and redevelopment and supporting infrastructure to improve access to and protect these sites. Support the important role of the arts in contributing to community life and civic beauty.</p>	<p><b>Policy on Historic, Cultural and Scenic Resources -</b> Protect, enhance, and where appropriate rehabilitate historic, cultural and scenic resources by identifying, evaluating and registering significant historic, cultural and scenic landscapes, districts, structures, buildings, objects and sites and ensuring that new growth and development is compatible with historic, cultural and scenic values</p>	<p><b>Key Indicator 2.</b> The amount of land permanently dedicated to open space and farmland preservation</p> <p><b>Indicator 12.</b> Conversion of land per person</p>

**Goal 7 Analysis**

Sandyston Township has nearly 72 percent of its lands, or nearly 20,000 acres permanently preserved as open space and recreation areas. Currently, the Township also has 444 acres in farmland preservation, nearly 2 percent of the Township. The Township Master Plan promotes additional preservation of farmland through the Farmland Preservation Element in the Master Plan which has the potential to preserve up to 4,639 acres which are currently farmland assessed in the Township. The Township has endorsed a Nature Conservancy project to protect critical habitat and watershed areas in the Little Flatbrook Valley.

GOAL	POLICIES	INDICATORS
<p><b>Goal 8: Ensure Sound, Integrated Planning and Implementation Statewide</b></p> <p>STRATEGY: Use the State Plan and the Plan Endorsement process as a guide to achieve comprehensive, coordinated, long-term planning based on capacity analysis and citizen participation; and to integrate planning with investment, program and regulatory land-use decisions at all levels of government and the private sector, in an efficient, effective and equitable manner. Ensure that all development, redevelopment, revitalization or conservation efforts support State Planning Goals and are consistent with the Statewide Policies and State Plan Policy Map of the State Plan.</p>	<p><b>Policy on Comprehensive Planning</b> - Promote planning for the public's benefit, and with strong public participation, by enhancing planning capacity at all levels of government, using capacity-based planning and Plan Endorsement to guide the location and pattern of growth and promoting cooperation and coordination among counties, municipalities, State, interState and federal agencies.</p> <p><b>Policy on Planning Regions Established by Statute</b> - The State Plan acknowledges the special statutory treatment accorded the New Jersey Pinelands under the Pinelands Protection Act, and the Hackensack Meadowlands under the Hackensack Meadowlands Reclamation and Development Act. The State Planning Commission is explicitly directed to "rely on the adopted plans and regulations of these entities in developing the State Plan." In the State Plan, these areas are considered Planning Regions Established by Statute.</p> <p><b>Policy on Public Investment Priorities</b> - It is the intent of the State Plan that the full amount of growth projected for the State should be accommodated. Plan Strategies recommend guiding this growth to Centers and other areas identified within Endorsed Plans where infrastructure exists or is planned and where it can be provided efficiently, either with private or public dollars. (Designated Centers are included in the category of communities with Endorsed Plans.) Public investment priorities guide the investment of public dollars to support and carry out these Plan Strategies.</p>	<p><b>Key Indicator 6.</b> The degree to which local plans and State agency plans are consistent with the State Plan</p> <p><b>Indicator 25.</b> Municipalities participating in comprehensive, multijurisdictional regional planning processes consistent with the State Plan</p>

**Goal 8 Analysis**

The purpose of this Self Assessment Report is to show that Sandyston's plans are consistent with the State Plan and that they represent comprehensive, long range documents, which are focused on capacity planning, and developed with considerable citizen participation. Sandyston received Village Center Designation in April 2003 and is seeking Plan Endorsement with this document. Sandyston's petition for Plan Endorsement is evidence of the Township's desire to continue planning consistently with the State Plan.

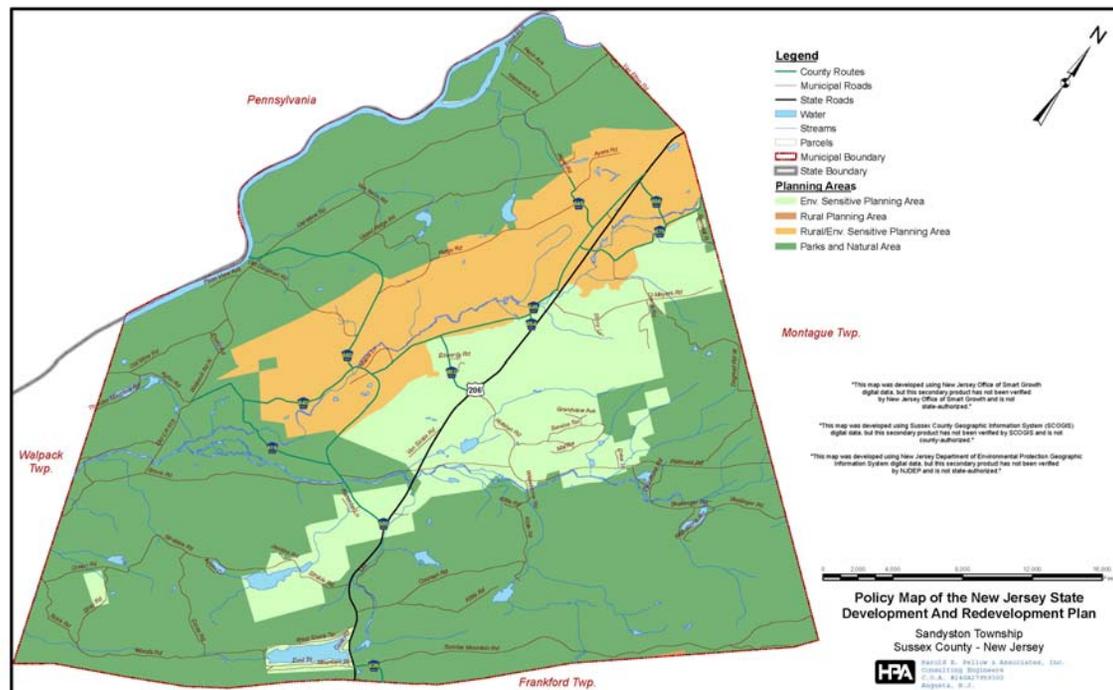
## CONSISTENCY WITH STATE PLAN - CENTER CRITERIA & POLICIES

Sandyston Township applied to the State Planning Commission for Center Designation for five existing centers within the Township including Layton, Hainesville, Kittatinny Lake, Tuttle's Corner and Peters Valley. The Villages of Layton and Hainesville were designated as Village Centers by the State Planning Commission on April 23, 2003. Sandyston Township Center Designations are set to expire on April 23, 2009.

Criteria	State Plan Criteria: Village	Proposed Village Baseline	Proposed Village (20 years forward)
<i>Land Use</i>			
Function	Mixed-residential community	Yes	Yes
	Integrated into regional network of communities with transportation links.	Yes	Yes
	Planned to preserve farmland or environmentally sensitive areas.	Yes	Yes
	Identified in master plans and as part of municipal planning effort.	Yes	Yes
Land area	< 1 sq mi	Yes (size)	Yes
Housing units	100 to 2,000		
Housing Density	> 3 du/acre		
<b>Population</b>			
Number of people	< 4,500		
Density	> 5,000 per sq mi		
<i>Infrastructure</i>			
Capacity (general)	Sufficient existing or planned infrastructure	Yes	Yes
Transportation	Reasonable proximity to arterial.	Yes	Yes

## CONSISTENCY WITH STATE PLAN – PLANNING AREA POLICY OBJECTIVES

The New Jersey State Development and Redevelopment Plan divides developable land in the Township into four Planning Areas: Rural (PA4), Rural / Environmentally Sensitive Planning Area (PA4B), Environmentally Sensitive Planning Area (PA5) and Park (PA8). The Township is approximately 70 percent PA8 or park, 16 percent PA5 or environmentally sensitive, 14 percent PA4B or rural/environmentally sensitive and less than one percent PA4 or rural.



### Policy Objectives –Rural Environmentally Sensitive Planning Area 4B, Environmentally Sensitive Planning Area 5

The State Plan provides the following Policy Objectives to guide the application of the State Plan's Statewide Policies in the Rural/ Environmentally Sensitive Planning Area 4B and Environmentally Sensitive Planning Area 5, the criteria for designation of existing or new Centers, the policies for delineating Center Boundaries, and local and State agency planning. *An explanation of Sandyston's consistency follows each policy objective in italics.*

1. **Land Use:** Enhance economic and agricultural viability and rural character by guiding development and redevelopment into Centers. In the Environs, maintain and enhance agricultural uses, and preserve agricultural and other lands to form large contiguous areas and greenbelts around Centers. Development and redevelopment should use creative land use and design techniques to ensure that it does not conflict with agricultural operations, does not exceed the capacity of natural and built systems and protects areas where public investments in farmland preservation have been made. Development and redevelopment in the Environs should maintain or enhance the character of the area.

*Sandyston Township is very active in promoting land use within its centers and limiting land use in the environs. The Township promotes farmland and open space preservation, has limited commercial zoning to center areas and restricts lot sizes outside of centers. A recently adopted environmental constraints ordinance further limits development in environmentally sensitive areas.*

2. **Housing:** Provide for a full range of housing choices primarily in Centers at appropriate densities to accommodate projected growth, recognizing the special locational needs of agricultural employees and minimizing conflicts with agricultural operations. Ensure that housing in general—and in particular affordable, senior citizen, special needs and

family housing—is developed with maximum access to a full range of commercial, educational, recreational, health and transportation services and facilities in Centers. Focus multi-family and higher-density, single-family housing in Centers. Any housing in the Environs should be planned and located to maintain or enhance the cultural and scenic qualities and with minimum impacts on agricultural resources.

*Sandyston Township is very rural, does not have public sewer or water and is therefore limited in terms of providing a full range of housing choices. The Township does encourage higher densities within its Centers, within the allowable densities for septic system development. The Township also proposed an accessory apartment ordinance to increase housing types and access within the Township. Sandyston has petitioned to COAH and is currently in substantive review.*

**3. Economic Development:** Promote economic activities within Centers that complement and support the rural and agricultural communities and that provide diversity in the rural economy and opportunities for off-farm income and employment. Encourage tourism related to agriculture and the environment, as well as the historic and rural character of the area. Support appropriate recreational and natural resource-based activities in the Environs. Any economic development in the Environs should be planned and located to maintain or enhance the cultural and scenic qualities and with minimum impacts on agricultural resources.

*Sandyston's economic development strategy focuses on agritourism and ecotourism and seeks to capitalize on the natural beauty of the area and its preserved open spaces and parks.*

4. **Transportation:** Maintain and enhance a rural transportation system that links Centers to each other and to the Metropolitan and Suburban Planning Areas. Provide appropriate access of agricultural products to markets, accommodating the size and weight of modern agricultural equipment. In Centers, emphasize the use of public transportation systems and alternatives to private cars where appropriate and feasible, and maximize circulation and mobility options throughout. Support the preservation of general aviation airports as integral parts of the State's transportation system.

*Sandyston Township's Circulation Plan seeks to maintain its existing transportation system, increase pedestrian and bicycle linkages and develop a bypass road around the Layton Center.*

5. **Natural Resource Conservation:** Minimize potential conflicts between development, agricultural practices and sensitive environmental resources. Promote agricultural management practices and other agricultural conservation techniques to protect soil and water resources. Protect and preserve large, contiguous tracts and corridors of recreation, forest or other open space lands that protect natural systems and natural resources.

*Sandyston Township's Resource Conservation Element promotes conservation and preservation of open space as well as management and planning for the public lands in the Township. Sandyston's Farmland Preservation Element encourages the implementation of the County's Farmland Preservation Plan and programs to preserve farmland in the Township.*

6. **Agriculture and Farmland Preservation:** Guide development to ensure the viability of agriculture and the retention of farmland in agricultural areas. Encourage farmland retention and minimize conflicts between agricultural practices and

the location of Centers. Ensure the availability of adequate water resources and large, contiguous tracts of land with minimal land-use conflicts. Actively promote more intensive, new-crop agricultural enterprises and meet the needs of the agricultural industry for intensive packaging, processing, value-added operations, marketing, exporting and other shipping through development and redevelopment.

*Sandyston Township's Farmland Preservation Plan promotes the implementation of the County's Farmland Preservation Plan to continue to purchase development rights on existing farms within the Township. The Township's Economic Development Element focuses on methods for improving agritourism in the area.*

7. **Recreation:** Provide maximum active and passive recreational and tourism opportunities at the neighborhood and local levels by targeting the acquisition and development of neighborhood and municipal parkland within Centers. Provide regional recreation and tourism opportunities by targeting parkland acquisitions and improvements that enhance large contiguous open space systems and by facilitating alternative recreational and tourism uses of farmland.

*Sandyston Township's recreation element seeks to expand active recreation opportunities in the Township while also promoting the multitude of existing passive recreation opportunities in the Township.*

8. **Redevelopment:** Encourage appropriate redevelopment in existing Centers and existing developed areas that have the potential to become Centers, or in ways that support Center-based development to accommodate growth that would otherwise occur in the Environs. Redevelop with intensities sufficient to support transit, a broad range of uses,

efficient use of infrastructure, and design that enhance public safety, encourage pedestrian activity, reduce dependency on the automobile and maintain the rural character of Centers.

*While redevelopment in its traditional sense will not likely be taking place in Sandyston, as more development is directed to the Township's existing centers, parcels will naturally redevelop to serve those centers. One recent example is the repurposing of the Township's former municipal building into a new post office for the Township. Rehabilitating existing structures where appropriate is encouraged to maintain the historic and rural charm of the Township's centers.*

**9. Historic Preservation:** Encourage the preservation and adaptive reuse of historic or significant buildings, Historic and Cultural Sites, neighborhoods and districts in ways that will not compromise either the historic resource or the ability for a Center to develop or redevelop. Outside Centers, coordinate historic preservation needs with farmland preservation efforts. Coordinate historic preservation with tourism efforts.

*As mentioned above, the Township encourages re-use of existing historic structures. The Township is conducting a survey of historic places in the Township to utilize in conjunction with its Historic Resources Element to broaden education, awareness and preservation of historic sites and structures.*

**10. Public Facilities and Services:** Phase and program for construction as part of a dedicated capital improvement budget or as part of a public/private development agreement the extension or establishment of public facilities and services, particularly wastewater systems, to establish adequate levels of capital facilities and services to support Centers; to protect large contiguous areas of productive farmlands and other open spaces; to protect public investments in

farmland preservation programs; and to minimize conflicts between Centers and surrounding farms. Encourage private investments and facilitate public/private partnerships to provide adequate facilities and services, particularly wastewater systems, in Centers. Make community wastewater treatment a feasible and cost-effective alternative.

*The Township is not planning for community wastewater treatment facilities or community water facilities. The Township dedicates funding to capital projects every year for municipal roads and services. The Township also actively seeks grants and other funding to assist in capital projects such as the safe routes to schools grants program.*

**11. Intergovernmental Coordination:** Coordinate efforts of various State agencies, County and municipal governments to ensure that State and local policies and programs support rural economic development, agriculture, and the rural character of the area by examining the effects of financial institution lending, government regulation, taxation and other governmental policies and programs.

*Sandyston works closely with both the County and the State to promote economic development within its Centers and to take advantage of all governmental policies and programs to promote positive economic development within Sandyston. Sandyston has evaluated its zoning plan with those of adjacent municipalities, Montague Township, Frankford Township and Wallpack Townshihp, and found it to be compatible.*

### State Plan Recommended Activities

To achieve consistency with State Plan Goals, the State Plan recommends municipalities undertake several planning activities related to the State Planning Area Policy Objectives. Sandyston has undertaken or plans to undertake the following recommended policy objectives:

- Map and protect Critical Environmental Sites and Historic and Cultural Sites.
- Identify strategies for linking Centers with the region and accommodating seasonal travel and tourism demands.
- Coordinate permitting and land-use approval requirements that encourage development and investment in Centers.
- Identify strategies to protect natural systems and their functions.
- Identify strategies to enhance tourism and recreation-based activities.
- Identify opportunities to assemble and connect open space networks and large contiguous areas of undisturbed habitat.
- Ensure that areas critical to water supply and quality are protected.
- Identify opportunities to accommodate growth and development in Centers through provision of infrastructure, particularly wastewater systems in Centers.
- Recognize and facilitate the participation of the private sector in achieving the objectives of the State Plan in the Environmentally Sensitive Planning Area.
- Support needed improvements for downtown business communities by establishing programs such as Special Improvement Districts in Centers.

- Capitalize on the opportunities for redevelopment in Centers afforded by redevelopment laws and brownfields redevelopment programs. Establish and maintain a publicly accessible inventory of sites recommended for redevelopment.

## STATE AGENCY ASSISTANCE

The Township of Sandyston is interested in State financial and/or technical assistance for the following planning initiatives and projects:

### **Transportation, Streetscape, Pedestrian and Alternative Transportation Improvements**

- Assist the Township in starting streetscape projects in the Village Centers.
- Provide funding for sidewalk improvements and crosswalk improvements in the Villages and bike paths throughout the Township.
- Provide funding, rights of way, and technical assistance in creating the Layton Bypass.
- Assist the Township in petitioning the County for approval and construction of on-street parking in Layton.
- Assist the Township in working with the County on establishing better drainage facilities on County roads within Centers.
- Provide funding for road paving.
- Assist the Township in expanding transit service availability and options.
- Provide funding for the replacement of the Little Flatbrook Bridge.

### **Economic Development**

- Assist the Township in promoting ecotourism and agritourism in the Township to promote economic development.
- Provide additional funding for schools.

- Provide funding to improve and increase access to parks and recreation.
- Provide technical and financial assistance to sustain businesses within the Township and promote additional economic development and jobs.
- Provide technical assistance and funding to provide affordable housing and conduct COAH rehabilitations.

### **Preservation**

- Provide funding to increase farmland and open space preservation in the Township.
- Facilitate coordination between State Agencies and the Township in the planning process for State owned lands within the Township.
- Provide funding, technical assistance and coordination to increase access and amenities within Sandyston Township along the Delaware River.

## **CONCLUSION**

The Township of Sandyston is a rural community with over 70 percent of its lands preserved as open space and recreation areas. The Township has two designated Village Centers, Layton and Hainesville, which are small rural mixed use villages proposed for modest increases in development. The Township promotes preservation and conservation of its lands and is seeking very modest development overall. The Township seeks to continue its Village Center designations and achieve Plan Endorsement from the State Planning Commission to assist in furthering the Township's goals to plan consistently with the State Plan. Through this report, the Township finds that its Master Plan and planning documents are consistent with the State Plan and is therefore requesting Plan Endorsement from the State Planning Commission.