



SANDYSTON

Sussex County

State Agency Opportunities & Constraints Analysis



December 28, 2009
Office of Smart Growth
Department of Community Affairs
State of New Jersey



State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
101 SOUTH BROAD STREET
PO BOX 204
TRENTON, NJ 08625-0204

JON S. CORZINE
Governor

CHARLES A. RICHMAN
Acting Commissioner

December 24, 2009

The Honorable George Harper
Mayor, Township of Sandyston
133 Route 645
Branchville, New Jersey 07851

**RE: Township of Sandyston Plan Endorsement
State Agency Opportunities and Constraints Analysis**

Dear Mayor Harper:

The Office of Smart Growth (OSG) and our State agency partners have reviewed the Municipal Self Assessment Report submitted by the Township of Sandyston and would like to commend the Township for its active participation and dedication to the Plan Endorsement process. Please find enclosed the State Agency Opportunities and Constraints Analysis. This analysis is intended to guide the Township's community visioning process and to provide the Township with preliminary consistency issues with the State Plan and relevant State regulations. This document can be found on the OSG website at the following link: <http://nj.gov/dca/divisions/osg/plan/pe.html>.

The Office of Smart Growth and its State agency partners remain committed to working with the Township of Sandyston. Should you have any questions regarding the Plan Endorsement process or the enclosed Opportunities and Constraints Analysis, please feel free to contact Kate Meade, OSG Planner for Sussex County at (609) 633-8573 or via email at kmeade@dca.state.nj.us.

Sincerely,

Donna Rendeiro
Acting Executive Director

DR/km

c: Amanda Lobban, Sandyston Township Clerk (*via email*)
Sharon Yarosz, Sandyston Township Land Use Administrator, Planning Board Secretary (*via email*)
Jessica Caldwell, P.P., A.I.C.P. Harold E. Pellow and Associates (*via email*)
Eric Snyder, Planning Director, Sussex County Planning Department (*via email*)
Alan Miller, Plan Endorsement Coordinator, OSG (*via email*)
Karl Hartkopf, PP/AICP, Planning Director, OSG (*via email*)
OSG Interested Parties (*via email*)
State Agency Partners (*via email*)
Sandyston Township Plan Endorsement File



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Introduction

On July 24, 2009, Sandyston Township of Sussex County submitted a Municipal Self-Assessment Report to the New Jersey Office of Smart Growth (OSG). As such, OSG and our State Agency partners have preliminarily assessed local opportunities and constraints relating to existing development, current zoning regulations, infrastructure and natural resources. This report provides for a comparison of information within the Municipal Self-Assessment Report with the most up-to-date regional and statewide data to determine whether TREND growth, or the continuance of existing development patterns, is sustainable and viable based on the information provided. TREND growth can then be compared to PLAN growth, or that which is aligned with the New Jersey State Development and Redevelopment Plan (State Plan) and is based on the principles of smart growth. This information is intended to guide and direct the community visioning process such that residents and other stakeholders can develop a vision for the future with a twenty-year planning horizon based on an understanding of how current land use regulations and policies will result within the context of existing infrastructure and environmental and agricultural resources. The vision shall provide for sustainable growth, recognize fiscal constraints, plan for housing needs, and call for the preservation of natural, historic and agricultural resources. By taking into consideration the findings of the Municipal Self-Assessment Report and the Opportunities and Constraints Analysis, communities can envision a both desirable and realizable future.

Background

The Township of Sandyston initiated the Plan Endorsement process by attending a pre-petition meeting with OSG and our partner State agencies on January 27, 2009. On February 2, 2009, the Township of Sandyston passed a resolution authorizing the creation of their Plan Endorsement Advisory Committee (PEAC), in which five members were designated.

The Township submitted their Municipal Self Assessment Report to OSG for review in July 2009. However, OSG did not receive the digital zoning data necessary to run the trend until November 13th, 2009. This submission initiated the 45-day State Agency

Opportunities and Constraints Analysis, which has been provided to the Township on December 28, 2009.

Relation to the State Development and Redevelopment Plan (State Plan)

Parts of New Jersey still exhibit a predominately rural landscape, with compact towns and village centers surrounded by farms and woodlands. Farmland and open space forms a continuous, productive landscape that enhances habitat protection and maintains natural resources. The character of the rural landscape is an important asset for New Jersey, yet much of it is zoned for large-lot suburban sprawl. Current TREND development destroys farmland, open space and natural features. Inflexible zoning codes and individual septic systems create homogenous tracts of single-family homes on large lots, pollute groundwater and contaminate wells. This TREND also contributes to road congestion, damages local economies and eliminates rural character. PLAN development provides for prosperous, mixed use development in compact centers. This compact form provides for the maintenance and enhancement of contiguous farmland and open space, therefore protecting headwaters and groundwater recharge areas. Ultimately, PLAN development provides for the protection of rural character, while preserving and enhancing the local economy.

The current State Plan Policy Map, adopted in 2001, depicts Rural Planning Area 4, Rural & Environmentally Sensitive Planning Area 4B, Environmentally Sensitive Planning Area 5 and Parks and Natural Areas. As such, there are 8 acres of Rural Planning Area, 3,864 acres of Rural Environmentally Sensitive 4B, 4,507 acres of Environmentally Sensitive Planning Area 5



and 18,309 acres of Parks and Natural Areas. The Draft State Plan includes 607 additional acres of Parks and Natural Areas that had previously been Planning Area 5.

New Jersey Office of Smart Growth (OSG) Trend Analysis

The trend analysis uses a series of worksheets in which relevant zoning information, land capacity and constraints data, and standard multipliers as inputs to determine residential and commercial buildout. OSG uses the most recent U.S. Census Bureau data to determine Sandyston’s average household size, which was identified as 2.63 persons per household (U.S. Census Bureau, 2000 Demographic Profile Highlights). Tables that calculate the results of the TREND Analysis are included as Figures 1 through 3 below; Figure 1 provides a summary of the findings. At the end of the report, Appendix A presents the results of the TREND analysis as a map.

The TREND Analysis performed by OSG is based on the current zoning information provided in the Municipal Self-Assessment Report. The analysis takes into account known environmental constraints and impediments to development. These constraints include identified State Plan parkland; State Agriculture Development Committee (SADC) preserved farms, wetlands (with a 25 foot buffer), the presence of Category 1 (C1) streams, (with 300 foot buffer) and identified surface water. The net result from the TREND Analysis determines the amount of housing and commercial space that could potentially be built given current zoning regulations. The objective of this TREND Analysis is to determine what the municipality may resemble at full buildout based on current land use and zoning regulations. This series of worksheets represents a basic methodology



Figure 1 - Summary Table	
category	totals*
land consumption	
total acreage	29,504
currently developed or constrained	23,205
acres to be developed	6,300
buildings	
current housing units (2000)	910
residential units to be developed	1,512
total residential at buildout	2,422
current commercial sq ft	NA
commercial sq ft to be developed	NA
commercial at buildout	NA
people	
current residents (2000)	1,825
additional residents at buildout	3,976
total residents at buildout	5,801
current jobs	NA
additional jobs at buildout	NA
total jobs at buildout	NA
* formulas total all commercial worksheets on the basis that only one would be selected and the other two would remain zero	
** per the NOTE above, the petitioner should make sure that they are not double-counting acreage for a mixed use zone	

for the TREND Analysis. Based on mapping data and zoning regulations, OSG inserted relevant data transferred from the Township’s zoning language, into the Residential Buildout Method. The Commercial buildout method was customized to suit Sandyston’s zoning.

The zoning schedule for the Township has been attached as Appendix A for reference to definitions of the various zones considered in this analysis. Tables used in calculating the results of the TREND Analysis have been attached as Appendix B for reference. A brief summary of the findings is provided below and is intended to be used as a guide during the visioning process.

Residential Buildout Method

The Residential Buildout Method assumes buildout of existing residential zones at the maximum density permitted by the Township’s current zoning ordinance. Dependent upon future development pressure, the information provided in the Residential Buildout Method will come to fruition as buildout occurs. Development pressure ebbs and flows over time and a significant amount of time may pass before Sandyston reaches buildout. According to the 2000 Census,

there are 1,825 people residing within the Township of Sandyston. As reference, OSG used year 2000 Census data to determine average household size, which was identified as 2.63 persons per household (median) from (U.S. Census Bureau (2000). American FactFinder: Sandyston Township, N.J. Retrieved December 16, 2009. <http://tinyurl.com/yfxjppqk>

Sandyston’s Housing element indicates that Sandyston’s approximately 1,825 citizens reside in roughly 910 housing units. Approximately 97 percent of the housing units are single-family detached homes, many of which are converted weekend/summer retreats. The Township has a relatively high vacancy rate due primarily to vacation and second homes, of approximately 24 percent. Of the occupied housing units, about 88 percent are owner occupied and the remaining 12 percent are renter occupied. Twenty-two percent of the Township’s housing stock was built prior to 1940. A total of 65.7 percent of the housing units in the Township were built between 1950 and 2000. The greatest percentage of housing built in the Township was in the 1950’s, however steady growth (12-13 percent per decade) continued on from 1960 through 1989. Growth declined somewhat in the 1990’s to 7 percent.

The Residential Buildout Method provides that buildout would occur when an additional 3,976 residents are added, bringing Sandyston Township’s population to 5,801. The Residential Buildout Method provides that potential buildout of residential units would occur when an additional 1,512 units exist within the Township. Ac-

ording to the 2000 U.S. Census, there are 907 residential units currently within Sandyston Township. Should the Township continue utilizing and enforcing its current zoning ordinance, buildout would result in 2,419 units.

- Residential A-Walpack Ridge Agricultural

Properties are zoned RA in one, contiguous area. The zone is comprised of 1,807 acres of land. 917 acres are constrained (243 acres are already developed, and 673 acres are environmentally constrained.) 890 acres are available for development. OSG’s analysis indicates that the zoning creates the potential for 256 units on 890 acres of vacant land.

- Residential B- Valley Residential Agricultural

Properties are zoned RB in 3 non contiguous areas. The zone is comprised of 2,435 acres of land. 1,293 of these acres are constrained (203 are already developed and 1089 are environmentally constrained.) 1,142 acres remain available for development. OSG’s analysis indicates that the zoning creates the potential for 667 units on 1,142 acres of vacant land.

- Residential C-Mountain Residential

Properties are zoned R-3 in two non contiguous areas. The zone is comprised of 1,273 acres of land. 329 of these acres are constrained. (90 acres are already developed and 239 acres are environmentally constrained.) OSG’s analysis indicates that the zoning creates the potential for 166 units on 944 acres of vacant, developable land.

- Residential D-Medium Mountain

Figure 2 - Residential Trend

residential zone	total land in residential zone (acres)	total constrained land in residential zone (acres)	total developable land (acres)	total developable residential land (acres)	maximum residential density permitted (units per acre)	potential number of units	average household size (persons per unit)	number of total residents upon buildout
	a	b	c=a-b	d=c*0.8	e	f=d*e	g	h=f*g
R-A Walpack Ridge Agricultural	1807	917	890	712	0.36	256	2.63	674.06
R-B Valley Residential-Agricultural	2435	1293	1,142	914	0.73	667	2.63	1754.42
R-C Mountain Residential	1273	329	944	755	0.22	166	2.63	436.79
R-D Medium Mountain	1084	560	524	419	0.55	231	2.63	606.37
R-LC Lake Community	223	203	20	16	4.37	70	2.63	183.89
Conservation- E Private Lands	520	210	310	248	0.22	55	2.63	143.49
Conservation- E Stokes State Forest	10867	10785	82	66	0.22	14	2.63	37.96
Conservation-W Delaware Water Gap	5916	5861	55	44	0.36	16	2.63	41.66
Conservation- WNU Fish and Wildlife	2165	2037	128	102	0.36	37	2.63	96.95
total	26,290	22,196	4,095	3,276		1512		3,976
			land consumption			buildings		people
NOTES								
b: constrained lands include conserved land, public ownership, conservation easements (deed restrictions), utility easements, or natural factors such as wetlands, & floodplains)								
d: 0.8 figure is based on 20% take up of land for right of ways (i.e. roads)								
e: data based on current zoning								

Properties are zoned R-D in three non contiguous areas. The zone is comprised of 1,084 acres. 560 acres are constrained (79 are developed and 480 are environmentally constrained.) 524 acres of developable land remain. OSG's analysis indicates that the zoning creates the potential to produce 231 units on 524 acres of vacant, developable land.

- Residential-LC Lake Community

Properties are zoned LC in three non contiguous areas. This zone is comprised of 223 acres. 203 acres are constrained (65 are already developed and 138 are environmentally constrained.) 20 acres remain available for development and have the potential to produce 70 units.

- Conservation E-Private Lands & Stokes

Properties are zoned Conservation E in one contiguous area on the Southeastern side of the Township bordering Frankford. This zone is comprised of 520 acres. 210 acres are constrained. (12 are developed and 199 are environmentally constrained.) 310 acres are available for development. OSG's analysis indicates that the zoning creates the potential for 143 units on 310 acres of vacant land.

- Conservation E-Stokes State Forest

Properties are zoned for Conservation in five non contiguous areas. This zone is comprised of 10,867 acres. 10,785 of these acres are constrained. (A half acre is developed and 10,784 are environmentally constrained.) 82 acres are developable. OSG's analysis indicates that the zoning creates the potential for 37 units on 82 acres of vacant land.

- Conservation W-Delaware Water Gap National Recreation Area

Properties are zoned for Conservation W in one contiguous area. The zone is comprised of 5,916 acres. 5,861 of these acres are constrained. (1 acre is developed and 5,860 acres are environmentally constrained.) 44 developable acres remain. OSG's analysis indicates that the zoning creates the potential for 41 units on 44 acres of vacant land.

- Conservation W-New Jersey Fish and Wildlife

Properties are zoned Conservation W in four non contiguous areas. This zone is comprised of 2,165 acres. 2,037 acres are constrained. (1 acre is developed and 2,037 acres are environmentally constrained.) 128 developable acres remain. OSG's

analysis indicates that the zoning creates the potential for 97 units on 128 acres of vacant land.

Commercial Buildout

The Commercial Buildout Method assumes buildout of currently designated commercial zones at the maximum density permitted under current zoning regulations. While encouraging the growth of commercial businesses within the Township is admirable, zoning for such commercial enterprises must be realistic and planned according to the Township's vision – a vision which should include mixed use centers thus encouraging Township residents to live within close proximity to where they work and shop to minimize auto use, reduce traffic congestion and enhance pedestrian mobility. Dependent upon future development pressure, the information provided in the Commercial Buildout Method will come to fruition as buildout occurs. Development pressure ebbs and flows over time and a significant amount of time may pass before Sandyston reaches buildout. OSG staff normally uses a floor area ratio method, a building cover method or a land cover method to measure the buildout of commercial zones. Two of Sandyston's Commercial zones V-1/Highway Village and V-3/Lakeside Village; do not contain the information necessary to accurately predict what development could take place there. OSG staff worked with the information provided to produce a method to measure the development potential.

Assumptions considered both the potential lot sizes and DEP septic densities to produce a range. The ordinance contains yard requirements and stipulates that the minimum floor area must be 1,000 square feet. There is no minimum lot size required. If a developer was to take into account the yard requirements, space for a driveway, and the necessary distance between the septic tank and the well, the de facto minimum lot size would be about one acre. NJDEP has developed a "septic density" for each HUC 11 watershed in the State that identifies what the comparable residential zoning density would be in order to meet the groundwater quality standards. This density is based on antidegradation policy at N.J.A.C. 7:9C-1.8(a). Properties are zoned V-1 in two non contiguous areas that are part of the Big Flat Brook and Little Flat Brook HUCs. Properties are zoned V-3 in one contiguous area that is a part of the Big Flat Brook HUC. The septic density for these HUCS is 6.4 and 6.9 respectively. OSG

Commercial Buildout Method								
commercial zone	total land in commercial zone (acres)	total constrained land in commercial zone (acres)	total developable land (acres)	total developable commercial land (acres)	minimum-maximum commercial lot size (acres)	number of structures	floor space per job (sq ft)	number of jobs
	a	b	c=a-b	d=c*0.8	e	f=d*e	h	i=g/h
LIVE/WORK								
V1-Highway Village Zone	293	170	123	98.448	1-7	14-98		
V2-Neighborhood Village Zone	457	278	179	143.28	1.15	124		
V3-Lakeside Village Zone	7	6	1	1.104	1-7	1		
total	757.1	453.56	303.54	242.832		139-223		
			land consumption			buildings		people
NOTES	b: constrained lands include conserved land, public ownership, conservation easements (deed restrictions), utility easements, or natural factors such as wetlands, floodplains & steep slopes)							
	d, f: data based on current zoning							
	g: data based on square footage from the Township's Redevelopment Ordinances							
	h: data based on COAH standards from Appendix D of COAH's 3rd round rules							

staff used an outside figure of 6.65 (an average of the septic densities) to provide a range. This outside figure was factored into the commercial buildout, so that a range of development potential is represented. The action plan will require the ordinance and schedule to be updated with additional detail for zones V-1 and V-3. The ordinance must provide the enough detail for the Land Use/Planning Board to make accurate, predictable decisions that support the municipal vision.

At present time, the Township's zoning indicates at build-out the Township would have between 139-223 commercial buildings. Because of the zoning's limitations, there is no way to predict the square footage of these establishments, or the number of jobs they would create.

The NJTPA/MPO Non-Residential Projection for employment growth is 830 jobs, an increase of 500 jobs between 2010 and 2030. COAH's round three projections indicate a potential increase of 114 jobs by 2018.

- V-1 Highway Village Zone

Properties are zoned highway village in two non-contiguous areas. This zone is comprised of 293 acres. 170 acres are constrained. (50 acres are developed, 119 are environmentally constrained.) 98 acres are considered developable. OSG's analysis indicates that the zoning creates the potential for 14-98 structures on 98 acres of vacant land.

- V-2 Neighborhood Village Zone

Properties are zoned V-2 in three non contiguous areas. This zone is comprised of 457 acres. 278 acres are constrained. (137 acres are already developed and 139 acres are environmentally constrained.) OSG's

analysis indicates that the zoning creates the potential for 124 structures on 179 acres of vacant land.

- V-3 Lakeside Village Zone

Properties are zoned Lakeside Village in one contiguous area. There are 7 acres of land in the zone. 6 acres are constrained, (2.5 acres are developed and 3.7 are environmentally constrained.) One developable acre remains. This remaining acre has the potential to produce one structure.

Cross-Acceptance III

On April 28, 2004, the New Jersey State Planning Commission approved the release of the Preliminary State Development and Redevelopment Plan (State Plan) and the Preliminary State Plan Policy Map. This action launched the third round of Cross-acceptance. Cross-acceptance is a bottom-up approach to planning, designed to encourage consistency between municipal, county, regional, and state plans to create a meaningful, up-to-date and viable State Plan (N.J.S.A. 52:18A-202.b.).

This process is meant to ensure that all New Jersey residents and levels of government have the opportunity to participate and shape the goals, strategies and policies of the State Plan. Through Cross-acceptance, negotiating entities work with local governments and residents to compare their local master plans with the State Plan and to identify potential changes that could be made to achieve a greater level of consistency with statewide planning policy.

Sandyston Township did not provide comments to the Sussex County Planning Board, the

Negotiating Entity for Sussex County municipalities, for negotiation with OSG and the SPC. The changes negotiated during Cross-acceptance III have been incorporated into the 2009 Draft Final version of the State Development and Redevelopment Plan. The 2001 Policy Map, as well as the 2009 Draft Final Policy Map have been enclosed for reference. Ultimately, the State Planning Commission will make the final determination on all amendments to the State Plan Policy Map. Additional changes proposed beyond those indicated in Draft Final Policy Map shall occur through the Plan Endorsement process.

Smart Growth: What is it?

OSG's staff assesses municipal plans to ensure that municipalities take advantage of all the opportunities available to plan high performance places. The bar for this assessment is New Jersey's State Plan.

It's crucial that the development that occurs will add sustainable economic value to the community. The development that takes place should create mixed use retail/residential/office spaces that can be adapted for a diverse mix of tenants over the next 50 years so that when a retail tenant moves out, that space will be quickly filled; ensuring the long term economic vibrancy of the community. Having a proximal consumer base that lives or works within a short walking distance will help to ensure that the buildings will retain their use and value over time.

Particular building and circulation arrangements are necessary to create high performance places. The continuity of buildings along the streets distinguishes centers from other land uses and creates a sense of place. Ideally, buildings should line both sides of the street without interruption wherever possible. Parking areas should be visually unobtrusive to avoid breaking up the streetscape. On-street parking should be provided in front of the buildings and parking lots should be hidden behind them.

The New Jersey Department of Transportation (NJDOT) developed a reference guide called the Mobility and Community Form (MCF). The MCF provides guidance on parking that is particularly helpful, "In sharing parking, analyze the building space by functional type (residential, office, retail, specialty, etc.) rather than specific proposed occupants, because occupants

will change over time." Centers plans should discourage large surface lots and disperse the surface parking that is necessary into several small parking lots.

Request for State Agency Assistance

The Municipal Self Assessment (page 66) requests State Agency Assistance for many items. Many of these requests are reasonable and can be coordinated with action plan items that may be required in order for Sandyston Township to qualify for funding. Additional information will be needed to move forward with these requests. Prior to providing this additional information please check the Plan Endorsement Benefits chart and identify which programs best suit the particular projects needs.

Transportation, Streetscape, Pedestrian and Alternative Transportation Improvements

- Assist the Township in starting streetscape projects in the Village Centers.

NJDOT Centers of place grants cover these costs. The Township will be available to apply for these funds once the centers are designated. The Township can also apply for Transportation Enhancement funds or Safe Routes to School if the project meets the criteria for these programs.

- Provide funding for sidewalk improvements and crosswalk improvements in the Villages and bike paths throughout the Township.

NJDOT Centers of place grants cover these costs. The Township will be available to apply for these funds once the centers are designated. The Township can also apply for Transportation Enhancement funds if the project meets the criteria for these programs.

- Provide funding, rights of way, and technical assistance in creating the Layton Bypass.

The Layton Bypass project will need to be discussed in detail. A meeting will be arranged as soon as possible.

- Assist the Township in petitioning the County for approval and construction of on-street parking in Layton.

NJDOT Centers of place grants and Transportation Enhancement funds cover these costs. The Township may apply for centers of place funds once centers are established. The Township may apply for Transportation Enhancement funds at any time.

- Assist the Township in working with the County on establishing better drainage facilities on County roads within Centers.

NJDOT Centers of place grants cover these costs. The Township will be available to apply for these funds once the centers are designated. Transportation Enhancement funds may cover these improvements.

- Provide funding for road paving.

NJDOT Centers of place grants cover these costs. The Township will be available to apply for these funds once the centers are designated. Transportation Enhancement funds may cover these improvements.

- Assist the Township in expanding transit service availability and options.

Additional information about the potential for public transit will be available in Sandyston's Transit score provided by NJ Transit in this report.

- Provide funding for the replacement of the Little Flatbrook Bridge.

NJDOT's local aid and Transportation Enhancement funds may provide funding for the replacement of the bridge.

Economic Development

- Assist the Township in promoting ecotourism and agritourism in the Township to promote economic development.

OSG will coordinate a response with the relevant State Agencies once the Township provides the necessary details.

- Provide additional funding for schools.

Is the municipality requesting funding for the land, construction or plans necessary to build or expand schools? Is the Township requesting funding for operations of schools? OSG will coordinate a response with the relevant State Agencies once the Township provides the necessary details.

- Provide funding to improve and increase access to parks and recreation.

Sandyston Township may apply for Green Acres funding for both land preservation and park and recreation projects.

- Provide technical and financial assistance to sustain businesses within the Township and promote additional economic development and jobs.

Please provide additional detail and OSG will coordinate a response with the relevant State Agencies once the Township provides the necessary details.

Preservation

- Provide funding to increase farmland and open space preservation in the Township.

Sandyston Township may apply for Green Acres funding for both land preservation and park and recreation projects. All NJ municipalities are notified by the Green Acres program when funding applications are being accepted. Green Acres will provide technical assistance on open space and recreation planning to Sandyston upon request. The Township may work with Department of Agriculture on applications for farmland preservation.

- Facilitate coordination between State Agencies and the Township in the planning process for State owned lands within the Township.

Regarding access to state parks and wildlife management areas, these public open space lands are already accessible with parking areas for public conservation and recreation uses. Any project on these lands would need to be coordinated with either the DEP Division of Parks and Forestry, the Division of Fish and Wildlife, and/or the United States Fish and Wildlife Service, as these agencies are responsible for the operation and management of these lands.

- Provide funding, technical assistance and coordination to increase access and amenities within Sandyston Township along the Delaware River.

Please provide additional detail. Have the access routes already been identified? Is the Township seeking design grants or funds to cover construction costs or signage?

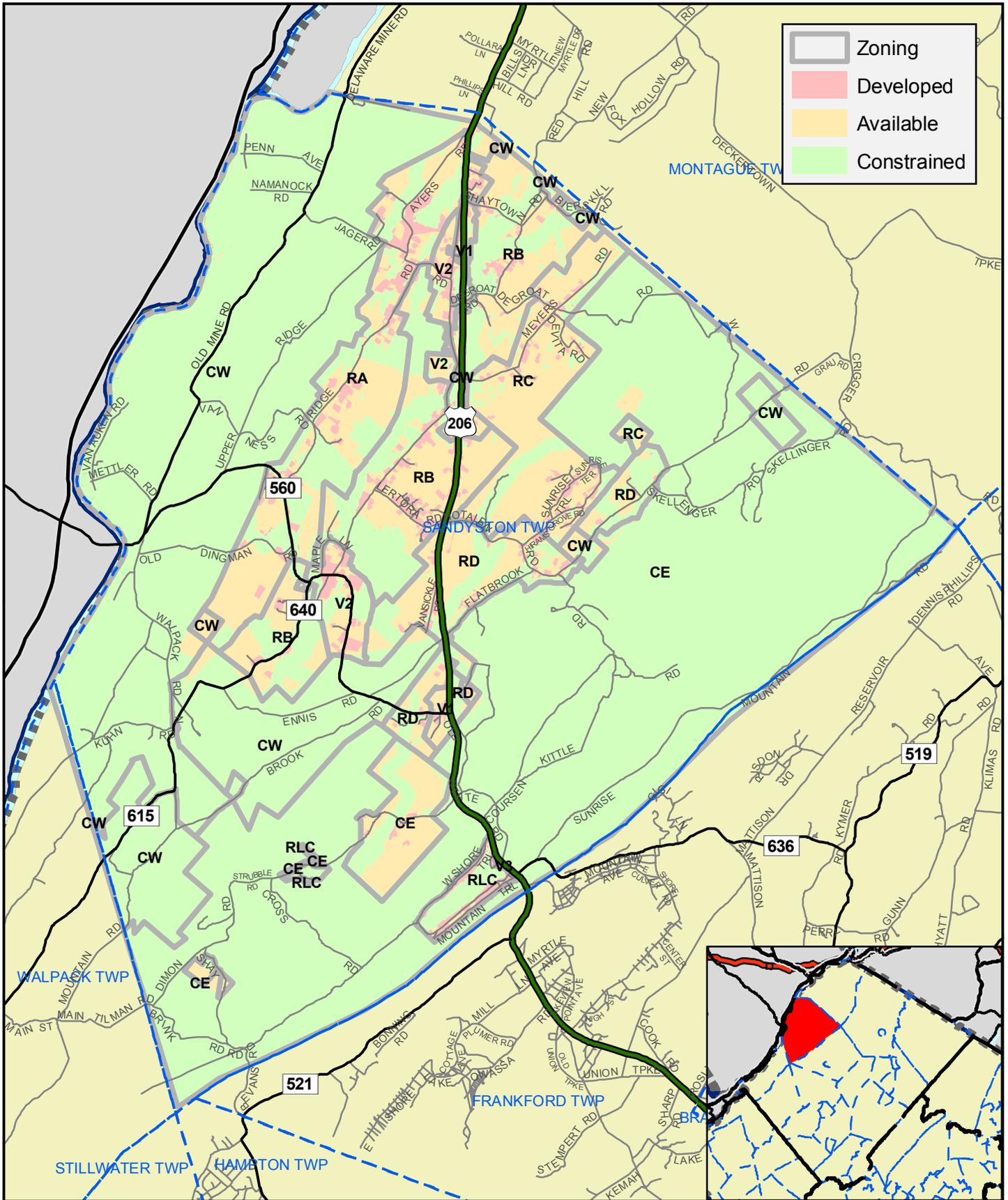
SCHEDULE OF LIMITATIONS AND ZONING STANDARDS

Township of Sandyston (See § 150-8)
 [Amended 1-25-1993 by Ord. No. 2-93; 8-1-1995 by Ord. No. 8-95; 3-5-1996 by Ord. No. 1-96; 11-5-1997 by Ord. No. 4-97;
 8-3-1999 by Ord. No. 4-99; 11-1-2005 by Ord. No. 10-05; 5-8-2007 by Ord. No. 5-07; 8-7-2007 by Ord. No. 9-07]

Zone	Minimum Lot Area (square feet)	Minimum Lot Width ¹ (feet)	Minimum Yards						Minimum Floor Area (square feet)	Maximum Height		Minimum Contiguous Unconstrained Developable Land (square feet)
			Principal Building		Accessory Building		Floors	Feet				
	Front ² (feet)	Side ³ (feet)	Rear (feet)	Side (feet)	Rear (feet)	Side (feet)			Rear (feet)			
Residential Zones												
A	120,000	260	75	50	100	30	30	30	1,000	2.5	35	20,000
B	60,000	180	75	25	60	20	20	20	1,000	2.5	35	20,000
C	200,000	330	75	50	100	30	30	30	1,000	2.5	35	20,000
D	80,000	210	75	25	80	20	20	20	1,000	2.5	35	20,000
LC	10,000 ⁵	80	30	7	35	7	10 ⁴	10 ⁴	1,000	2.5	35	—
Conservation Zones												
E	200,000	330	75	50	100	30	30	30	1,000	2.5	35	20,000
W	120,000	260	75	50	100	30	30	30	1,000	2.5	35	20,000
Village Zones												
V-1	—	—	40	10	40	—	—	—	—	—	—	—
V-2	50,000	180	75	25	60	20	20	20	1,000	2.5	35	—
V-3	—	—	40	10	40	—	—	—	—	—	—	—

NOTES:

- 1 Width measured along public right-of-way.
- 2 Measured from public right-of-way.
- 3 Measured along building line.
- 4 Measured from the usual high-water mark
- 5 See § 150-13B.



	Zoning
	Developed
	Available
	Constrained



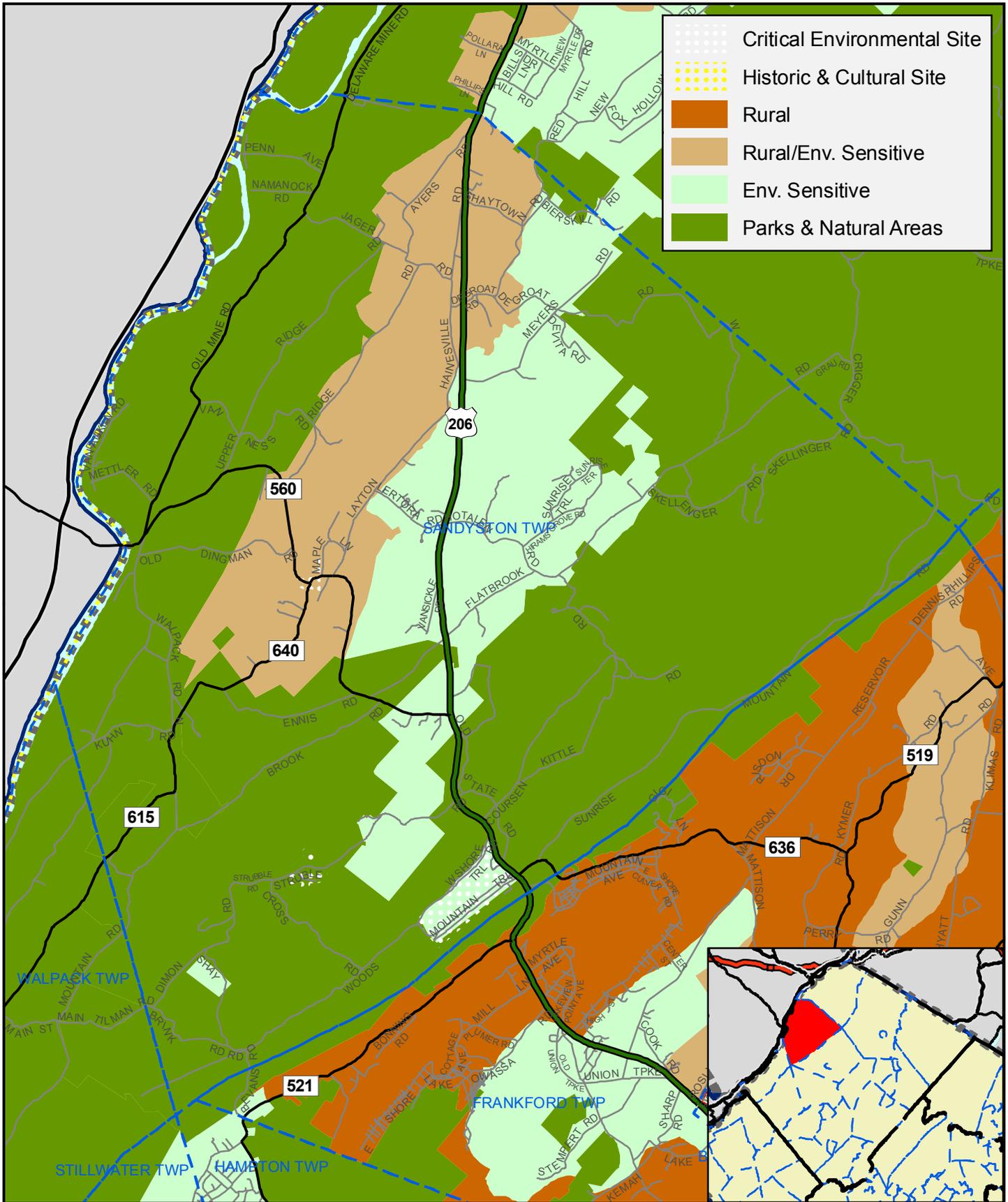
Sandyston

OSG Land Analysis



1 inch = 6,335 feet





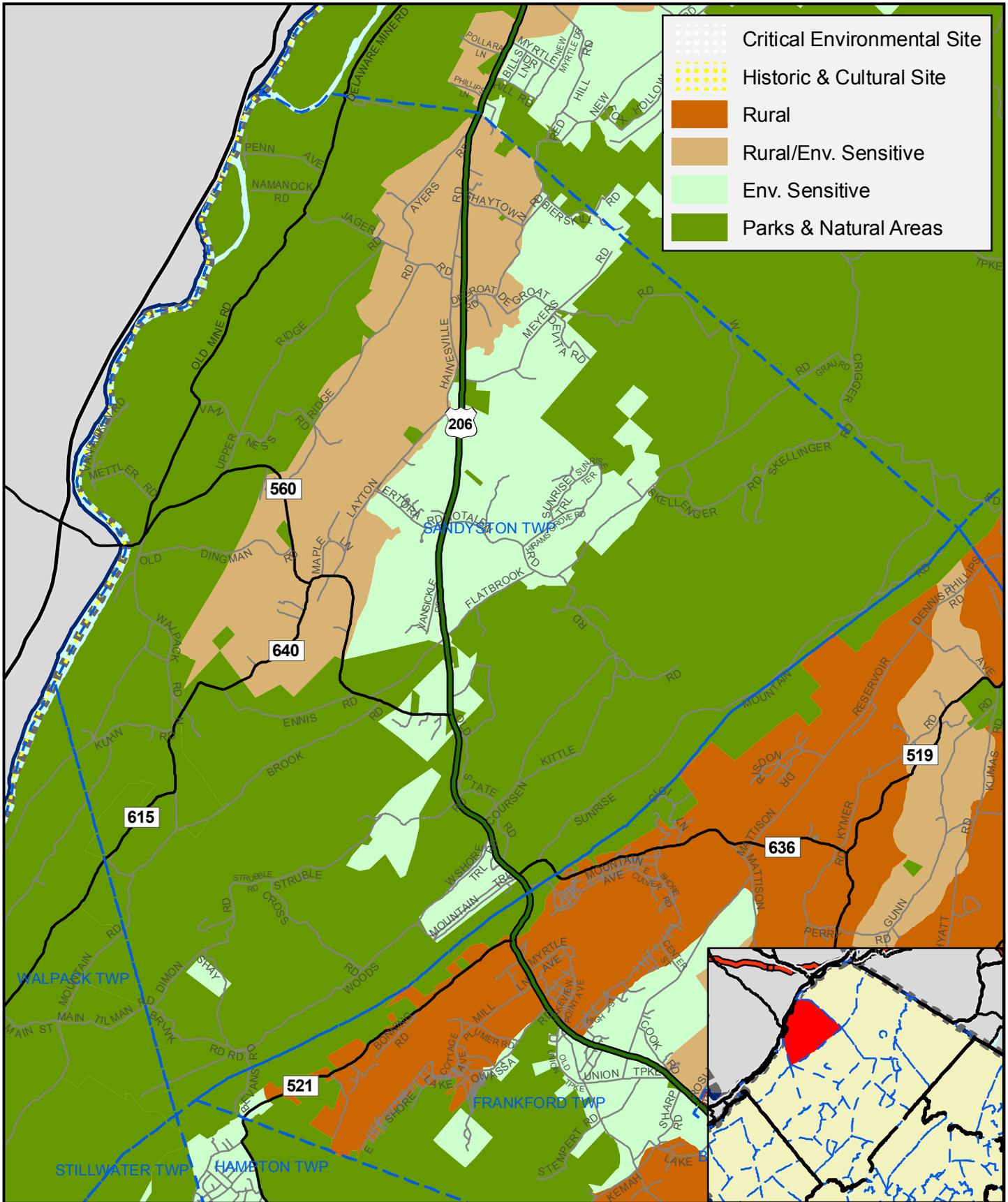
Sandyston

2001 State Plan Policy Map



1 inch = 6,335 feet





- Critical Environmental Site
- Historic & Cultural Site
- Rural
- Rural/Env. Sensitive
- Env. Sensitive
- Parks & Natural Areas



Sandyston

Preliminary Plan Map



1 inch = 6,335 feet



NJ Department of Environmental Protection



State Development & Redevelopment Plan Plan Endorsement Opportunities & Constraints Analysis

for:

Sandyston Township, Sussex County

December 11, 2009

This document constitutes the Department of Environmental Protection's component of the State Opportunity and Constraints Analysis conducted as part of the Plan Endorsement process. This document should serve as a baseline to inform the rest of the Plan Endorsement process. This document provides a general overview of the Department's regulatory and policy concerns within Sandyston Township. While all efforts have been made to address all major issues, the ever evolving nature of regulatory programs and natural conditions dictates that the information contained within this document will need to be updated on a regular basis. No portion of this document shall be interpreted as granting any specific regulatory or planning approvals by the Department. This document is to be used solely as guidance for municipal planning purposes.

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Water & Wastewater Analysis

Sufficient water supply and the ability to treat wastewater are essential to any community. The following information on Water Availability and Wastewater Treatment should be used by the community to evaluate its ability to meet current and future demand for water and wastewater treatment. Using this information to plan for future development allows a municipality to estimate the number of people the current (and/or future systems) can sustain. It also provides a way for a municipality to determine where growth is most appropriate, taking into account where water can be treated and supplied.

Sandyston Township is located in Watershed Management Area 1. A Fact Sheet on WMA 1 is available at: <http://www.nj.gov/dep/watershedmgt/DOCS/WMAFactsheets/WMA01.pdf>.

Water Availability

The following information on Water Availability in Sandyston Township is based upon the best data readily available to DEP at the time of this analysis. This data should be used by Sandyston Township to inform its community vision and planning processes.

Sandyston Township is comprised primarily of four different HUC11 watersheds: Walpack Bend/Montague Riverfront, Little Flat Brook, Big Flat Brook and Flat Brook. Currently, there are no community water supply systems located within the township.

Below is the current water supply analysis using the Low Flow Margin Method from the Draft 2009 Water Supply Plan, which shows a surplus of water available within these watersheds, through 2020.

HUC11	HUC11 Name	Available Water for D/C (MGD)	1990-1999 D/C Water Loss (MGD)	Current (1990-1999) Remaining Available Water for D/C Uses (MGD)	Full Allocation D/C Water Loss (MGD)	Full Allocation Remaining Available Water for D/C Uses (MGD)	Additional Demand 2010 (MGD)	Water Available for D/C Uses in 2010 (MGD)	Additional Demand 2020 (MGD)	Water Available for D/C Uses in 2020 (MGD)
02040104110	Walpack Bend/Montague Riverfront	0.5	0.0	0.5	0.1	0.5	0.0	0.5	0.0	0.5
02040104130	Little Flat Brook	0.6	0.0	0.6	0.0	0.5	0.0	0.6	0.0	0.6
02040104140	Big Flat Brook	1.1	0.0	1.0	0.0	1.0	0.0	1.0	0.0	1.0
02040104150	Flat Brook	0.6	0.0	0.6	0.0	0.6	0.0	0.6	0.0	0.6

Note that the available capacity identified above is available throughout the watershed and is not necessarily available to Sandyston Township.

There are multiple Non-Community Water System serving specific uses in Sandyston Township.

PWSID	Water System Name	Population Served	Water System Type
1917302	STOKES S F - OLD LO	1	Noncommunity Transient
1917302	STOKES S F - OLD LO	4	Noncommunity Transient
1917302	STOKES S F - OLD LO	100	Noncommunity Transient
1917302	STOKES S F - OLD LO	174	Noncommunity Transient
1917303	STOKES S F - REQ SHOP	4	Noncommunity Transient
1917303	STOKES S F - REQ SHOP	25	Noncommunity Transient
1917304	NJDEP STOKED STATE FOREST DEPOT	200	Noncommunity Transient
1917305	STOKES S F - HASKINS	75	Noncommunity Transient
1917305	STOKES S F - HASKINS	342	Noncommunity Transient
1917309	STOKES S F - STEAM MILL	25	Noncommunity Transient

1917310	STOKES S F - SHOTWELL	25	Noncommunity Transient
1917310	STOKES S F - SHOTWELL	100	Noncommunity Transient
1917312	STOKES S F - HEADQUARTERS	4	Noncommunity Transient
1917312	STOKES S F - HEADQUARTERS	25	Noncommunity Transient
1917312	STOKES S F - HEADQUARTERS	83	Noncommunity Transient
1917314	NJDEP STOKES STATE FOREST - STONY LAKE	150	Noncommunity Transient
1917314	NJDEP STOKES STATE FOREST - STONY LAKE	228	Noncommunity Transient
1917315	STOKES S F - CABIN 16	25	Noncommunity Transient
1917315	STOKES S F - CABIN 16	142	Noncommunity Transient
1917316	STOKES S F - KITTLE	30	Noncommunity Transient
1917316	STOKES S F - KITTLE	83	Noncommunity Transient
1917318	STOKES S F - NEW LO	25	Noncommunity Transient
1917318	STOKES S F - NEW LO	100	Noncommunity Transient
1917344	COLINS APPLE PIT	5	Noncommunity Transient
1917344	COLINS APPLE PIT	300	Noncommunity Transient
1917321	SANDYSTON-WALPACK SCHOOL	200	Noncommunity Non-transient
1917321	SANDYSTON-WALPACK SCHOOL	226	Noncommunity Non-transient
1917345	SANDYSTON MUNICIPAL BUILDING	2	Noncommunity Transient
1917345	SANDYSTON MUNICIPAL BUILDING	3	Noncommunity Transient
1917345	SANDYSTON MUNICIPAL BUILDING	25	Noncommunity Transient
1917345	SANDYSTON MUNICIPAL BUILDING	30	Noncommunity Transient
1913320	LAFAYETTE MUNICIPAL BUILDING	4	Noncommunity Transient

Attachments:

- Watershed Management Areas & Watersheds (HUC11) - Map

Wastewater Treatment

The following information on Wastewater Treatment in Sandyston Township is based upon the best data readily available to DEP at the time of this analysis. This data should be used by Sandyston Township to inform its community vision and planning processes.

There are three mapped sewer service areas serving Sandyston Township - NJ School of Conservation, Stokes State Forest, and Lindley Cook 4-H Camp. The vast majority of Sandyston Township is located outside of adopted sewer service area. All three areas are individual discharge to groundwater facilities designed and permitted to serve specific facilities.

Lindley Cook 4-H Camp (NJPDES permit number NJ0051322): The average of the 30-day average flow as reported to the Department in the Discharge Monitoring Reports for this facility from May 2008 to August 2009 was 390 mgd; the NJPDES Permit Flow for this facility is 0.01 mgd. As such, the facility is operating well within its permitted flow.

Stokes State Forest (NJPDES permit number NJG0133302): This sewer service area is an individual discharge to groundwater, permitted to serve a specific facility. There is limited information available on this facility.

NJ School of Conservation (NJPDES permit number NJ0051322): The average of the 30-day average flow as reported to the Department in the Discharge Monitoring Reports for this facility from November 2008 to August 2009 was 4,984 mgd.

Water Quality Management Plan - Sewer Service Area Mapping

The Department adopted amendments to the Water Quality Management Planning rules in 2007 identifying the conditions where extension of sewer service is not appropriate. N.J.A.C. 7:15-5.24 sets forth the general policy that large contiguous areas of environmentally sensitive resources, coastal planning areas where the extension of sewers would be inconsistent with New Jersey's Coastal Zone Management program, and special restricted areas that are prone to natural hazards such as flooding, wave action and erosion should not be included in sewer service areas. The limitations on the extension of sewer service in these areas is consistent with the Department's mandate to protect the ecological integrity and natural resources of New Jersey, including water, threatened and endangered species, wetlands and unique and rare assemblages of plants.

Centralized wastewater is inappropriate for these areas because it subsidizes and otherwise encourages development in and around these natural resources at a density that is inconsistent with their protection and the environmental protection mandate of the Department. The Department has determined that the appropriate wastewater management alternative for these areas is individual subsurface sewage disposal systems that discharge less than 2,000 gallons per day, typically thought of as septic systems. Therefore, though excluded from the extension of sewer service, these areas have a wastewater management alternative that will promote a density of development consistent with the conservation of these resources.

In establishing the criteria for delineating a sewer service area boundary in consideration of environmentally sensitive areas, the Department identifies environmentally sensitive areas that are not appropriate for sewer service area as any contiguous area of 25 or more acres that contains any or all of the following four features: threatened and endangered species habitats, Natural Heritage Priority Sites, Category One stream buffers, and wetlands. The Department

determined that 25 acres was the appropriate size threshold based on a statewide GIS analysis showing that at least 90 percent of the environmentally sensitive features would be excluded from sewer service area, but that the threshold should be large enough to permit the reasonable application of zoning.

The Department is currently working with the County of Sussex in development of a county-wide Wastewater Management Plan based upon on the recent Water Quality Management Planning rule. Sandyston Township should continue to coordinate with the County to ensure consistency between municipal planning and the County WMP.

Amendments to the Groundwater Quality Standards (N.J.A.C. 7:9C) have also been adopted in recent years. The primary amendment related to this analysis is the establishment of 2 mg/L (or parts per million, or ppm) nitrate as representative of the existing ground water quality statewide, for the purpose of evaluating compliance with the antidegradation policy at N.J.A.C. 7:9C-1.8(a). The implications of this proposal are that the Department will not approve a wastewater management plan amendment unless the existing ground water quality of 2 mg/L nitrate will be maintained on a HUC 11 watershed basis. Based on this policy, the Department has developed a "septic density" for each HUC 11 watershed in the State that identifies what the *comparable residential zoning density* would be in order to meet the groundwater quality goal. Note that the Department does not recommend uniformly zoning at these densities across the HUC 11 watershed. DEP intends this comparable residential zoning density to represent the total number of units that, if built, would not result in a degradation of groundwater quality by exceeding the 2 mg/L nitrate limit. Instead, the Department advocates center-based development, clustering, and protection of environmental features and agriculture land.

The following table indicates the watershed and the residential density allowed under the nitrate limit.

HUC 11	% Township in HUC 11	2 mg/L Nitrate Limit
Walpack Bend / Montague Riverfront	18.5%	6.1 acres/residential unit
Little Flat Brook	27.5%	6.4 acres/residential unit
Big Flat Brook	44.1%	6.9 acres/residential unit
Flat Brook	9.6%	6.7 acres/residential unit

Attachments:

- o Nitrate Dilution/Septic Density - Map

Environmental Constraints Analysis

The following section identifies those environmental constraints that should be considered by Sandyston Township in its planning efforts. These environmental constraints are divided into 3 sections - Regulated Constraints, Constraints to Avoid, and Constraints to Consider.

Regulated Environmental Constraints

Wetlands, Category One Waters and Total Maximum Daily Loads (TMDL) are environmental constraints currently regulated by DEP. Sandyston Township should recognize these environmental constraints in its visioning and planning processes.

- Wetlands

Freshwater wetlands and transition areas (buffers) are regulated by the Freshwater Wetlands Protection Act rules (NJAC 7:7A). The Highlands rule (NJAC 7:38), which implements the Highlands Water Protection and Planning Act, prohibits nearly all disturbance within all wetlands within the Highlands Preservation Area.

Wetlands are commonly referred to as swamps, marshes, or bogs. However, many wetlands in New Jersey are forested and do not fit the classic picture of a swamp or marsh. Previously misunderstood as wastelands, wetlands are now recognized for their vital ecological and socioeconomic contributions. Wetlands contribute to the social, economic, and environmental health of our state in many ways:

- Wetlands protect drinking water by filtering out chemicals, pollutants, and sediments that would otherwise clog and contaminate our waters.
- Wetlands soak up runoff from heavy rains and snow melts, providing natural flood control.
- Wetlands release stored flood waters during droughts.
- Wetlands provide critical habitats for a major portion of the state's fish and wildlife, including endangered, commercial and recreational species.
- Wetlands provide high quality open space for recreation and tourism.

There are on-site activity limits on lands identified as wetlands. The NJ Freshwater Wetlands Protection Act requires DEP to regulate virtually all activities proposed in the wetland, including cutting of vegetation, dredging, excavation or removal of soil, drainage or disturbance of the water level, filling or discharge of any materials, driving of pilings, and placing of obstructions. The Department may also regulate activities within 150 feet of a wetland - called the transition area or buffer.

It should be noted that wetlands identified based on aerial photo interpretation are not appropriate for use in determining the true extent of wetlands on a specific site.

- Category One (C1) Waterbodies & Associated Buffers

Category One designations are established in the Surface Water Quality Standards (NJAC 7:9B) – specifically in the tables in N.J.A.C. 7:9B-1.15(c) through (g) - for purposes of

implementing the antidegradation policies set forth at N.J.A.C. 7:9b-1.5(d). These waters are designated to provide for their protection from measurable changes in water quality characteristics because of their clarity, color, scenic setting, other characteristics of aesthetic value, exceptional ecological significance (habitat, water quality, and biological functions), exceptional recreational significance, exceptional water supply significance, or exceptional fisheries resource(s).

The Stormwater Management rule (NJAC 7:8) is implemented through DEP Land Use and local regulation. The rule regulates development within 300 feet, and stormwater discharges within 150 feet, of Category One waterways and their tributaries, upstream within the same HUC14 subwatershed. The Stormwater rule establishes a 300-foot Special Water Resource Protection Area (SWRPA) along Category One (C1) waters and certain tributaries that applies only when a “major development” is proposed.

The Flood Hazard Area Control Act (FHACA) rule (N.J.A.C. 7:13) also establishes a 300-foot riparian zone along C1 waters and their upstream tributaries within the HUC-14. This FHACA rule applies to any activity that requires approval in the rule. The Riparian Zone under the FHACA rule is the land and vegetation both within a regulated waterbody and within either 50 feet, 150 feet or 300 feet from the top of bank of a regulated waterbody. Given the many important ecological functions that a healthy riparian zone provides, adequately preserving such areas is essential to protecting New Jersey's natural resources and water supply.

For the purposes of this analysis, the Department is providing generalized information and mapping of C1 waterbodies and associated buffers. This analysis should be used only as a general planning tool. Specific development proposals may be affected, consistent with the information provided above.

DEP notes that Little Flat Brook, immediately to the east of the Hainesville Village Center, is a Category One waterway. DEP Land Use/Land Cover mapping identifies wetlands along this stream corridor, as well as within the center itself, that may merit a 150-foot buffer, as the wetlands likely drain to the Category One waterway. Such a buffer could significantly impact development potential within the center.

Attachments:

- Surface Water Quality Standards – Map
- Flood Prone Areas (NJFEMA) – Map

Environmental Constraints to Avoid

Threatened and Endangered Species Habitat and Natural Heritage Priority Sites are geographically-identified environmental constraints prioritized for protection by DEP's mandate to protect the ecological integrity and natural resources of New Jersey. DEP recommends avoidance of these areas, to the extent possible, in order to protect these ecosystems from degradation and destruction.

While Threatened and Endangered Species Habitat and Natural Heritage Priority Sites are not specifically regulated as such, the species and sites that are the basis for this information are considered in several DEP regulatory and planning programs - such as the Freshwater Wetlands Program, Water Quality Management Planning, and the Flood Hazard Area Control Act rule.

- **Threatened & Endangered Species Habitat**

The New Jersey Endangered Species Conservation Act was passed in 1973 and directed the New Jersey Department of Environmental Protection (DEP) to protect, manage and restore the state's endangered and threatened species. The DEP Endangered and Nongame Species Program (ENSP) has since become the voice for more than 400 species of wildlife in New Jersey, with success stories related to the Bald Eagle, the Peregrine Falcon, the Pine Barrens Tree frog, the Osprey, and others. There are currently 73 endangered and threatened wildlife species in New Jersey. Wildlife professionals within DEP's Endangered and Nongame Species Program oversee research, conservation and protection of rare wildlife species such as the bog turtle, great blue heron, piping plover, bobcat, and other animals that are struggling to survive here in New Jersey.

ENSP has developed the Landscape Project to identify and systemically map the habitat most critical for New Jersey's fish and wildlife populations. This tool is being used to gauge healthy ecosystems and help identify areas appropriate for protection while giving citizens and local government officials valuable scientific information about their municipalities. The Landscape Project ranks habitat patches by the status of the species present, as follows:

- **Rank 5** is assigned to patches containing one or more occurrences of at least one wildlife species listed as endangered or threatened on the Federal list of endangered and threatened species.
- **Rank 4** is assigned to patches with one or more occurrences of at least one State endangered species.
- **Rank 3** is assigned to patches containing one or more occurrences of at least one State threatened species.

Note that the Landscape Project has been updated relatively recently, and released in two versions. Sandyston Township is partially covered by version 2.1. Version 2.1 was developed using the same protocols as Version 2.0, but updated with more recent species siting data. For additional information on the Landscape Project, see [New Jersey's Landscape Project](#).

There are areas identified as habitat including, but not limited to, Bog Turtle (Rank 5), Northern Goshawk, Timber Rattlesnake, Bobcat, Bald Eagle, Blue-spotted Salamander, Red-shouldered Hawk (Rank 4), Barred Owl, Bobolink, Cooper's Hawk, Red-headed

Woodpecker, Silver-bordered Fritillary, Long-tailed Salamander, Long-eared Owl and Wood Turtle (Rank 3). The attached *Threatened & Endangered Species Habitat map* shows the extent of habitat in Sandyston Township (including habitat for priority species – Rank 2 – that is discussed below in the ‘Environmental Constraints to Consider’ section).

- Natural Heritage Priority Sites

Through its Natural Heritage Database, the DEP Office of Natural Lands Management (ONLM) identifies critically important areas to conserve New Jersey’s biological diversity, with particular emphasis on rare plant species and ecological communities. The database provides detailed information on rare species and ecological communities to planners, developers, and conservation agencies for use in resource management, environmental impact assessment, and both public and private land protection efforts. Using the database, ONLM has identified 343 Natural Heritage Priority Sites (NHPS), representing some of the best remaining habitat for rare species and rare ecological communities in the state. In addition, each NHPS includes a Biodiversity Rank according to its significance for biological diversity using a scale developed by The Nature Conservancy, the network of Natural Heritage Programs and the New Jersey Natural Heritage Program. The global biodiversity significance ranks range from B1 to B5. The state biodiversity significance ranks for sites in the Highlands Region range from V1 to V5. Therefore, all sites have been assigned a global biodiversity rank (B rank), but not all sites have been assigned a state biodiversity rank (V rank).

Information on the three NHPS located in Sandyston Township follows:

B3 - High significance on a global level, such as any other viable occurrence of an element that is globally imperiled, a good occurrence of a globally rare element, an excellent occurrence of any ecological community, or a concentration (4+) of good or excellent occurrences of elements that are critically imperiled in the State.

B4 - Moderate significance on a global level, such as a viable occurrence of a globally rare element, a good occurrence of any ecological community, a good or excellent occurrence or only viable state occurrence of an element that is critically imperiled in the State, an excellent occurrence of an element that is imperiled in the State, or a concentration (4+) of good occurrences of elements that are imperiled in the State or excellent occurrences of elements that are rare in the State.

SITE NAME	DESCRIPTION	RANK	COMMENTS
Stream Mill	Hemlock woods along stream with numerous sphagnous seepage areas.	B4	The site contains five State-listed Endangered Plant Species and one State-listed Endangered Animal.
Hainesville Woods	A mixed second growth woodland dominated by oaks, beech, hickory, hemlocks, white pine and birch, with a fairly diverse understory. The topography is gently to steeply sloping and rocky.	B3	One Federally listed endangered plant.
Dingman’s Ferry Bridge	The site is located on the gently sloping banks of the Delaware River with several well worn foot paths crossing through it. The foot traffic is from fisherman using the area for river access. The site contains mature deciduous forest with areas of exposed bank interspersed with low lying grass-shrub vegetation. River shore is dominated by large blocks of limestone with numerous seepage areas.	B3	Good example of globally rare wetland natural community; concentration of state imperiled plant species.

Attachments:

- Threatened, Endangered and Priority Species Habitat & Natural Heritage Priority Sites – Map

Environmental Constraints to Consider

Groundwater Recharge Areas, and Priority Species Habitat are geographically-identified environmental constraints recognized as important for the protection of water quality and biodiversity of New Jersey. DEP recommends avoidance of these areas, to the extent possible, in order to minimize the impact to water quality and species habitat.

- Groundwater recharge areas

Groundwater recharge areas are those sites where a high volume of precipitation and surface waters infiltrate into the soil and act to resupply surface and ground waters. Protection of these areas from over-development, and addressing stormwater runoff for these areas, directly affects the water quality of both drinking water supplies and water-based habitats.

The New Jersey Geological Survey (NJGS) has developed ground water recharge data sets using several data factors, such as land use patterns, impervious surface amounts, soil types, precipitation, and evaporation rates, among others, to calculate the amount of water each area of the state normally contributes to the underlying aquifers. The data are reported and mapped in several standard categories, in units of inches per year.

For the State Planning process, the original ground water recharge data, calculated for each Watershed Management Area, were converted to a volume-based rating, and then grouped into three classes to simplify further analysis, based on the percent contribution to the total recharge amounts. Those undeveloped areas contributing the highest one-third of the recharge volume in each Watershed Management Area were selected as high priority for protection. The final Ground Water Recharge layer used for this analysis includes all undeveloped areas in the state that were identified as contributing the highest one-third of the recharge volume in the appropriate Watershed Management Area.

- Priority Species Habitat

Similar to threatened and endangered species, the DEP Endangered Non-Game Species Program also considers "priority species." Priority Species are nongame wildlife that are considered to be species of *special concern* as determined by a panel of experts. These species warrant special attention because of some evidence of decline, inherent vulnerability to environmental deterioration, or habitat modification that would result in their becoming a Threatened species. This category would also be applied to species that meet the foregoing criteria and for which there is little understanding of their current population status in the state. The Landscape Project ranks habitat patches by the status of the species present, as follows:

- **Rank 2** is assigned to patches containing one or more occurrences of at least one non-listed State priority species.

Attachments:

- Groundwater Recharge Areas – Map

Contaminated Areas Considerations

All New Jersey municipalities can be home to contaminated sites, whether the contamination comes from industrial, agricultural, retail, or even residential sources. The information provided in this section is intended to help municipal officials identify known contaminated areas and incorporate consideration of these areas into planning efforts. The existence of a contaminated area does not necessarily mean that it is inappropriate for development or redevelopment. Nonetheless, the severity of the contamination, the potential for remediation, and the potential impact on human health must be considered before development or redevelopment plans are underway.

Known Contaminated Sites List

The Known Contaminated Sites List for New Jersey 2005 includes those sites and properties within the state where contamination of soil or ground water has been identified, or where there has been, or there is suspected to have been, a discharge of contamination. This list of Known Contaminated Sites may include sites where remediation is either currently under way, required but not yet initiated or has been completed. The data included here dates from 2001. Additionally, new contaminated sites have been identified since the creation of this list and are not included here. For further information contact NJDEP's Site Remediation Program and Waste Management (SRWM) lead program, which are identified with each site listed in this data base. Contact information for SRWMs lead program can be acquired at <http://www.state.nj.us/dep/srp/kcs-nj/>.

Note: There are some sites found in the 'official' KSCNJ list that do not exist in the GIS mapped version. There were about 50 sites that either had poor address descriptions and could not be located accurately or are 'sites' that actually describe a case covering several locations and cannot be expressed by a single point. These problem sites were intentionally omitted from the GIS map.

The Known Contaminated Sites in New Jersey report (<http://www.nj.gov/dep/srp/kcs-nj/>) is produced by NJDEP in response to N.J.S.A. 58:10-23.16-17 that requires preparation of a list of sites affected by hazardous substances. It also satisfies the Site Remediation Program's obligations under the New Jersey New Residential Construction Off-Site Conditions Disclosure Act (N.J.S.A 46:3C1 et seq.).

There are more Known Contaminated Sites identified on the KCSNJ list in Sandyston Township than are shown on the attached map.

Landfills

NJDEP maintains a list of landfills in the state, including active facilities, properly closed facilities, those being remediated with public funds, those proposed for redevelopment, and inactive landfills. The state has a landfill strategy to notify and work with owners or other responsible parties to bring into compliance inactive landfills that are out of compliance with closure requirements. Two organizations in NJDEP oversee landfill permitting, remedial, and closure work: the vast majority of operating and inactive landfills come under the jurisdiction of the Solid and Hazardous Waste Program in the Department's Environmental Regulation

Program. Those landfills that are being remediated with public funding are overseen by the Site Remediation Program, as are sites that are proposed for redevelopment with any component of future use that might directly impact human health, including industrial, commercial or residential use.

Landfills often represent some of the largest tracts of potentially developable land that a municipality and/or county can include in its smart growth and planning efforts. Turning a former landfill into a beneficial use may then enable the protection of other sensitive areas in a community. Innovative uses of landfills include passive open space, active open space, renewable energy "farms" for wind turbines, gas collection and use, and/or solar collection, shopping centers, and mixed use developments.

DEP mapping identifies four Solid Waste Landfills in Sandyston Township. All are non-operating and historic landfills identified by, or reported to, the Department as having suspected or known contamination. Working with local and regional environmental agencies, community representatives, and through review of historic materials, the Site Remediation Program is developing this inventory to prevent injury to human and ecological resources. That inventory is available at <http://www.nj.gov/dep/srp/landfills/>.

Name	PI No.	New ID No.	ID No.
LAYTON PT	132683	1917000806	1917D
LENNINGTON PROPERTY			
USDI BEVANS LANDFILL	132682	1917000805	1917C
FLATBROOK WILDLIFE	132681	1917000804	1917B

For questions regarding the redevelopment of landfill sites, please contact the Office of Brownfield Re-Use at (609) 292-1251.

Attachments:

- o Contaminated Sites – Map

Preserved Lands & Historic Resources

Open space preservation helps to protect New Jersey's rich natural, historic, and cultural heritage. It ensures that animal and plant habitats are protected and that areas of scenic beauty and agricultural importance are preserved. It safeguards streams and water supplies and provides opportunities to enjoy the outdoors. Open space preservation lies at the core of the quality of life of New Jersey's communities - from the most urbanized cities to the most remote rural areas of the state. Besides enhancing the quality of life, protecting open space can provide economic benefits. It can help a community avoid the costly mistakes of misusing available resources. Protected open space usually raises the taxable value of adjacent properties and is less costly to maintain than the infrastructure and services required by residential development. Even taking into account the increased tax base that results from development, open space usually proves easier on the municipal budget in the long-run.

Historic preservation is the identification, evaluation, and protection of historic and archaeological resources so that they continue to play an integral, vibrant role in their communities. New Jersey's historic properties and the environment in which they exist are irreplaceable assets that contribute to the quality of life that residents enjoy and expect. Historic properties are the physical links to our past, providing meaning to the present and continuity with the future. They are the physical records of the events and people that shaped New Jersey's history. Historic properties add visual and intellectual spirit to the physical environment that New Jersey residents experience daily.

Preserved Lands

Based on the Department's records, the following tables represent the preserved open space lands located in Sandyston Township. DEP recognizes that its records may be incomplete or incorrect, and appreciates all assistance in keeping its records up-to-date.

State Owned Open Space

BLOCK	LOT	NAME	OWNER	USE
19.01	5	HIGH POINT	PF	SP
801	23	HAINESVILLE	FGW	WMA
		STOKES	PF	SF
802	1	HAINESVILLE	FGW	WMA
802	3	HAINESVILLE	FGW	WMA
804	10	HAINESVILLE	FGW	WMA
805	10.03	HAINESVILLE	FGW	WMA
601	12	STOKES	PF	SF
601	15	STOKES	PF	SF
601	2.01	STOKES	PF	SF
1104	2.02	LITTLE FLATBROOK	FGW	ANGLER ACC
1104	1	LITTLE FLATBROOK	FGW	ANGLER ACC
601	2.02	STOKES	PF	SF
601	3	STOKES	PF	SF
601	5.03	STOKES	PF	SF
702	12.03	STOKES	PF	SF
601	5.02	STOKES	PF	SF

601	4	STOKES	PF	SF
1103	16.01	STOKES	PF	SF
1103	16.02	STOKES	PF	SF
1103	16.03	STOKES	PF	SF
502	30	STOKES	PF	SP
502	1	NOCELLA	NLT	PRESERVE
2601	8	STOKES	PF	SF
2601	14	STOKES	PF	SF
401	14	STOKES	PF	SF
		FLATBROOK ROY	FGW	WMA
		FLATBROOK ROY	FGW	WMA
1204	4	FLATBROOK ROY	FGW	WMA
1204	5.01	FLATBROOK ROY	FGW	WMA
401	3.01	STOKES	PF	SF
401	3.02	STOKES	PF	SF
1301	10.02	STOKES	PF	SF
1301	7	STOKES	PF	SF
1301	9.02	STOKES	PF	SF
		FLATBROOK ROY	FGW	WMA
1301	7.01	STOKES	PF	SF
1501	6	STOKES	PF	SF
		TILLMANS RAVINE	PF	NA/SF

Owner - current owner / agency managing the property

- FGW – Fish, Game & Wildlife
- NLT - The Natural Lands Trust
- PF - Division of Parks and Forestry

Use - Current specific use of property

- Angler Acc – Angler Access
- NA/SF - Natural Area inside a State Forest
- SF – State Forest
- SP – State Park
- WMA – Wildlife Management Area

Non-Profit Owned Open Space

BLOCK	LOT	NAME	OWNER	TYPE	STATUS
702	15.03	HAINESVILLE WOODS	TNC TAX# 1917-05-1210	NP	ET/FEE
1501	5	TAX# 1917-05-2536	CENTRAL NJ COUNCIL, BSA	NP	ET/FEE

Status: ET/FE - Entire Taking/Fee Simple;
Type: M - Municipal; C - County; NP - Non Profit

Historic Resources

The NJ Historic Preservation Office administers a variety of programs that offer protection for historic properties. The HPO consults with federal agencies under Section 106 of the National Historic Preservation Act for federally funded, licensed or permitted projects. At the state level, the New Jersey Register of Historic Places Act requires that actions by state, county, or local governments, which may impact a property listed in the New Jersey Register of Historic Places, be reviewed and authorized through the HPO. The HPO also provides advice and comment for a

number of permitting programs within the Department of Environmental Protection, including some permits required under the [Land Use Regulation Program](#).

The most effective way to protect historic resources and promote our architectural and archaeological heritage is through local stewardship. When implemented at the local level, historic preservation activities may take the form of master plan elements, comprehensive zoning ordinances, regulated code enforcement, or public education and outreach programs. Local initiatives have far reaching effects on preserving historic resources for future generations. The HPO provides technical assistance, training, and other resources for historic preservation to New Jersey's communities through a variety of programs.

The New Jersey and National Registers of Historic Places listings include properties and historic districts in New Jersey for which a formal action was taken by the State Historic Preservation Officer or designee. The listings are current through the end of 2002, and the HPO will update these listings on a periodic basis to reflect ongoing additions and corrections.

The listings itemize the buildings, structures, sites, objects, and districts listed on the New Jersey Register of Historic Places (SR) and the National Register of Historic Places (NR). They also include resources that have received Certifications of Eligibility (COE), opinions of eligibility from the State Historic Preservation Officer (SHPO Opinion), or Determinations of Eligibility (DOE) from the Keeper of the National Register. These properties and historic districts all meet the New Jersey and National Register criteria for significance in American history, archaeology, architecture, engineering or culture, and possess integrity of location, design, setting, materials, workmanship, feeling and association. Properties that have been entered on the New Jersey and/or National Registers of Historic Places are listed by their historic names, which may be different from their current names. Properties that have SHPO Opinions or DOE's are listed by their historic name, when known. The New Jersey and National Registers of Historic Places for Sussex County can be found at <http://www.state.nj.us/dep/hpo/1identify/lists/sussex.pdf>.

Attachments:

- Historic Resources – Map
- Open Space – Map

Permit Extension Act

On September 6, 2008 Governor Jon S. Corzine signed the Permit Extension Act of 2008 (P.L. 2008, Chapter 78). For your information and convenience, DEP provides information at <http://www.nj.gov/dep/opppc/extension.htm>. If the Department's Permit Extension Act website does not address the particular circumstances of a permit holder or applicant, questions may be submitted in writing to NJ Department of Environmental Protection, Office of Permit Coordination and Environmental Review, P.O. Box 423, Trenton, New Jersey 08625-0423, by phone at (609) 292-3600, or at <http://www.nj.gov/dep/opppc/permitcoor.htm>.

Notice of Permit Extension Act Provisions

Take notice that, pursuant to the “Permit Extension Act of 2008” (Act), P.L. 2008, c. 78, approvals, as defined in section 3 of the Act, including any Department authorization in the form of a permit, approval, license, certification, waiver, letter of interpretation, agreement, center designation, or any other executive or administrative decision, except for administrative consent orders, which expire during the period of January 1, 2007 through July 1, 2010, are hereby extended through July 1, 2010. This Act automatically extends any approvals granted by the Department of Environmental Protection, including, but not limited to, those issued under the authority of the following statutes:

- (A) Waterfront Development Law, N.J.S.A. 12:5-1 et seq.
- (B) Wetlands Act of 1970, N.J.S.A. 13:9A-10 et seq.
- (C) Freshwater Wetlands Protection Act, N.J.S.A. 13:9B-1 et seq.
- (D) Coastal Area Facility Review Act, N.J.S.A. 13:19-1 et seq.
- (E) Water Supply Management Act, N.J.S.A. 58:1A-1 et seq.
- (F) Well Drilling Permits, N.J.S.A. 58:4A-5 et seq.
- (G) Water Pollution Control Act, N.J.S.A. 58:10A-1 et seq.
- (H) The Realty Improvement Sewerage and Facilities Act (1954), N.J.S.A. 58:11-23 et seq.; and N.J.S.A. 58:11-25.1 et seq.
- (I) Water Quality Planning Act, N.J.S.A. 58:11A-1 et seq.
- (J) Safe Drinking Water Act, N.J.S.A. 58:12A-1 et seq.
- (K) Flood Hazard Area Control Act, N.J.S.A. 58:16A-50 et seq.

Nothing in the Act shall have the effect of extending:

1. any permit or approval issued within an environmentally sensitive area as defined in the Act;
2. any permit or approval within an environmentally sensitive area issued pursuant to the Highlands Water Protection and Planning Act, N.J.S.A. 13:20-1 et seq.;
3. any permit or approval issued pursuant to the Flood Hazard Area Control Act, N.J.S.A. 58:16A-50 et seq., except where work has commenced, in any phase or section of the development, on any site improvement, as defined in paragraph (1) of subsection a. of section 41 of the Municipal Land Use Law, N.J.S.A. 40:55D-53 or on any buildings or structures; or

4. any coastal center designated pursuant to the Coastal Area Facility Review Act, N.J.S.A. 13:19-1 et seq., that as of March 15, 2007

(a) had not submitted an application for plan endorsement to the State Planning Commission, and

(b) was not in compliance with the provisions of the Coastal Zone Management rules at N.J.A.C. 7:7E-5B.6;

5. any permit or approval issued pursuant to federal assumption or delegation. The Act shall not affect any administrative consent order issued by the Department in effect or issued during the extension period, nor shall it be construed to extend any approval in connection with a resource recovery facility as defined in N.J.S.A. 13:1E-137.

Nothing in the Act shall affect the ability of the Commissioner of the Department to revoke or modify a specific permit or approval, or extension thereof pursuant to the Act, when that specific permit or approval contains language authorizing the modification or revocation of the permit or approval by the Department.

In the event that any approval tolled pursuant to the Act is based upon connection to a sanitary sewer system, the approval's extension shall be contingent upon the availability of sufficient capacity, on the part of the treatment facility, to accommodate the development whose approval has been extended. If sufficient capacity is not available, those permit holders whose approvals have been extended shall have priority with regard to the further allocation of gallonage over those approval holders who have not received approval of a hookup prior to the date of enactment of the Act. Priority regarding the distribution of further gallonage to any permit holder who has received the extension of an approval pursuant to the Act shall be allocated in order of the granting of the original approval of the connection. Further, nothing in the Act shall be deemed to extend the obligation of any wastewater management planning agency to submit a wastewater management plan or plan update, or the obligation of a municipality to submit a wastewater management plan or plan update, pursuant to the Water Quality Planning Act, N.J.S.A. 58:11A-1 et seq. and the Water Quality Management Planning rules, N.J.A.C. 7:15, adopted by the Department effective July 7, 2008. Nothing in the Act shall be construed or implemented in such a way as to modify any requirement of law that is necessary to retain federal delegation to, or assumption by, the State of any authority to implement a federal law or program.

Finally, nothing in the Act shall be deemed to extend or purport to extend any permit or approval issued by the government of the United States or any agency or instrumentality thereof, or to any permit or approval by whatever authority issued of which the duration or effect or the date or terms of its expiration are specified or determined by or pursuant to law or regulation of the federal government or any of its agencies or instrumentalities.

Attachments:

- Permit Extension Act Environmentally Sensitive Areas – Map

Summary of Major Issues

1. Transfer of Development Rights

One of the purposes of a designated center is to accommodate growth that would otherwise occur in the environs. While Sandyston Township may be more than 70% publicly and privately owned open space, there are extensive areas of developable land. Further, the majority of that land is identified as environmentally sensitive by the Department. As such, DEP recommends that Sandyston Township consider participating in the Highlands Council TDR program as a means to benefit from the existence of the Region. DEP recognizes that a TDR program in Sandyston Township would be limited in scope, but believes it is a possibility worth exploring.

Participation in the Highlands TDR program provides certain benefits to the Town such as enhanced planning grants from the Council of up to \$250,000; eligibility for a grant to reimburse the reasonable costs of amending municipal development regulations, and; the authorization to impose impact fees. Grants from the Highlands Council may be used to evaluate the potential of TDR, including issues related to septic system capacity. It would also serve to protect water quality and natural resources in the Highlands Region that benefit – directly or otherwise – the citizens of the Township.

2. Open Space

DEP's open space data appears to differ from that identified in Sandyston Township's MSA. DEP requests that Sandyston Township submit both GIS shapefiles and its ROSI.

3. Historic Preservation

The State Historic Preservation Office (SHPO) has reviewed Sandyston Township's documents and supplied the following comments.

- Historic Preservation Master Plan Element

The development of significantly more detail about the history of the community and surviving historic resources representing that history is recommended as part of the Master Plan Element. For example: the brief municipal history begins in 1762 and does not address indigenous people at all. Municipal planning should acknowledge this significant aspect of history.

The historic preservation element should contain a complete list of all known historic properties within the municipality with an accompanying map. This will afford them more consideration in the municipal planning process than reference in an inventory alone. Additional historic properties may exist within the municipality. Survey efforts would be required to amplify the list.

- Historic Preservation Commission.

DEP recommends that Sandyston Township adopt a MLUL-compliant historic preservation ordinance creating a historic preservation commission. According to a recent survey conducted by the HPO and responded to by Sandyston's Land Use Administrator (Sharon M. Yarosz), Sandyston does not have an ordinance or a commission. The Township should consider adopting such an ordinance and creating a commission.

- Certified Local Government

Upon adoption of such an MLUL-compliant ordinance, DEP recommends that Sandyston Township apply to SHPO for designation as a Certified Local Government (CLG). Designation as a CLG comes with additional benefits. For additional information see:

<http://www.state.nj.us/dep/hpo/3preserve/local.htm#clg>.

- Review the NJ Historical Commission's (NJ Department of State) grant program at <http://www.nj.gov/state/divisions/historical/grants/>.

4. Center Boundary

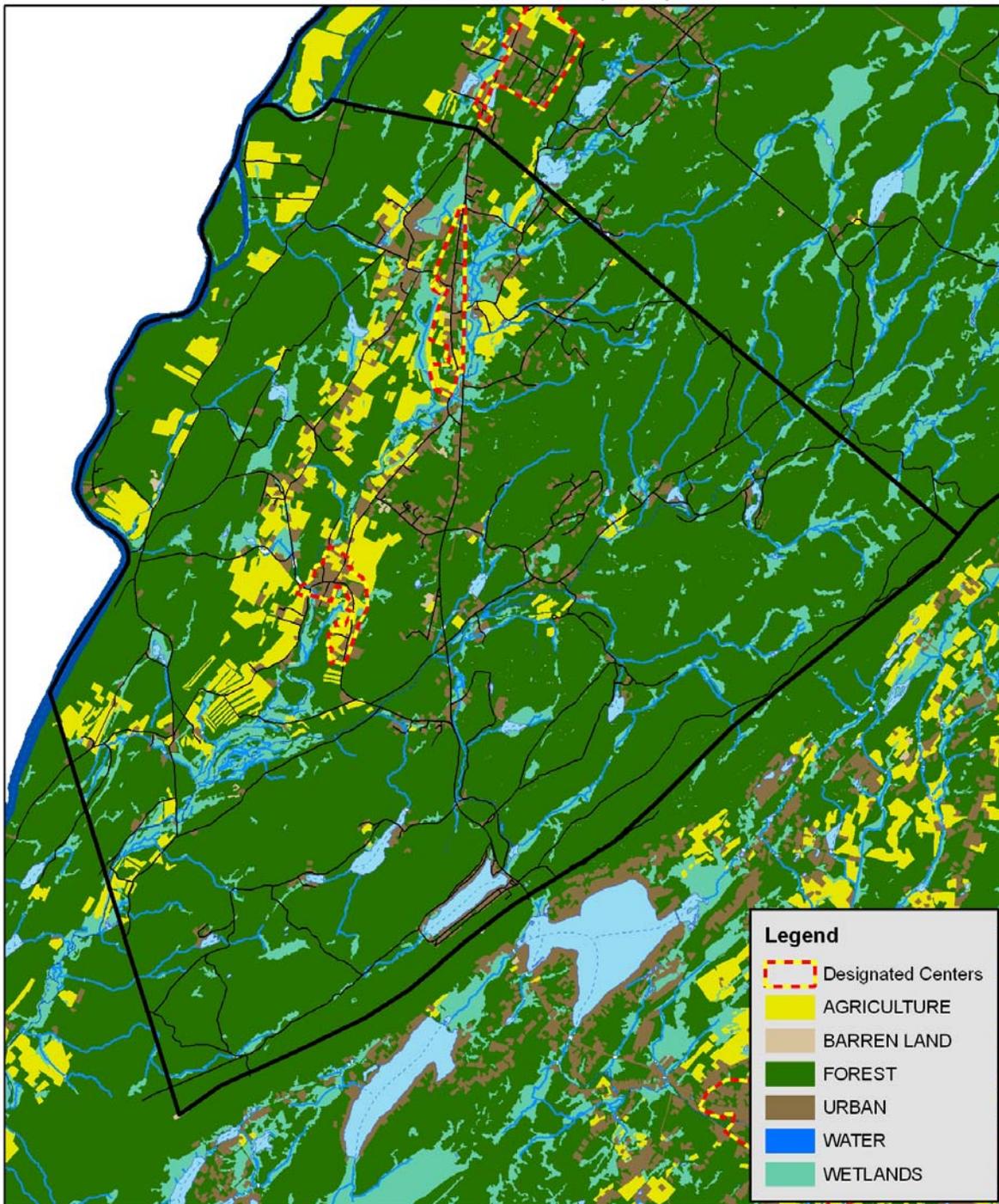
- DEP supports the re-designation of the Layton Village Center without modification.
- DEP also supports the re-designation of the Hainesville Village Center, with minor modification to the boundary. The DEP Endangered Non-Game Species Program has classified wetlands immediately to the west of the Hainesville Village Center as Bog Turtle habitat. Bog Turtles are federally listed species. DEP recommends that no secondary impacts (e.g. hydrologic alteration) that could adversely affect the wetlands, be allowed. As such, the center boundary was generally modified to remove undeveloped lands within 300 feet of these wetlands from the center. Should Sandyston Township disagree with this modification, in order to change the center boundary back to its previously adopted delineation, DEP would require a Phase I Assessment to determine whether or not the wetlands in question are actually suitable as bog turtle habitat. A Phase I Assessment determines whether or not suitable habitat exists. A Map showing the DEP-modified boundary for the Hainesville Village Center is included with this report.
- DEP notes that inclusion of a site in a Designated Center does not lift regulations within that Center.

5. Grant & Loan Programs

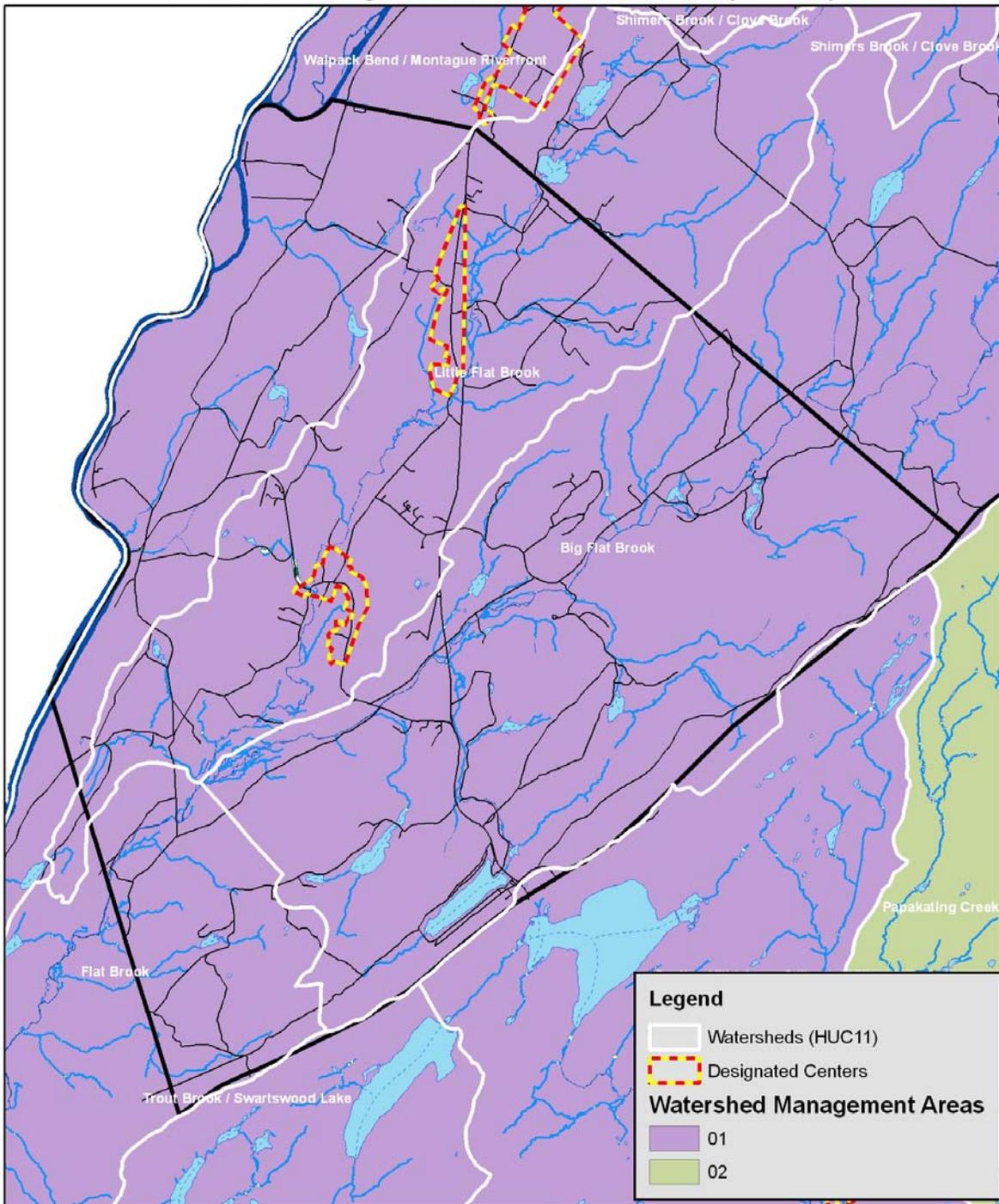
DEP's grant and loan programs are listed at: <http://www.nj.gov/dep/grantandloanprograms/>.

Maps

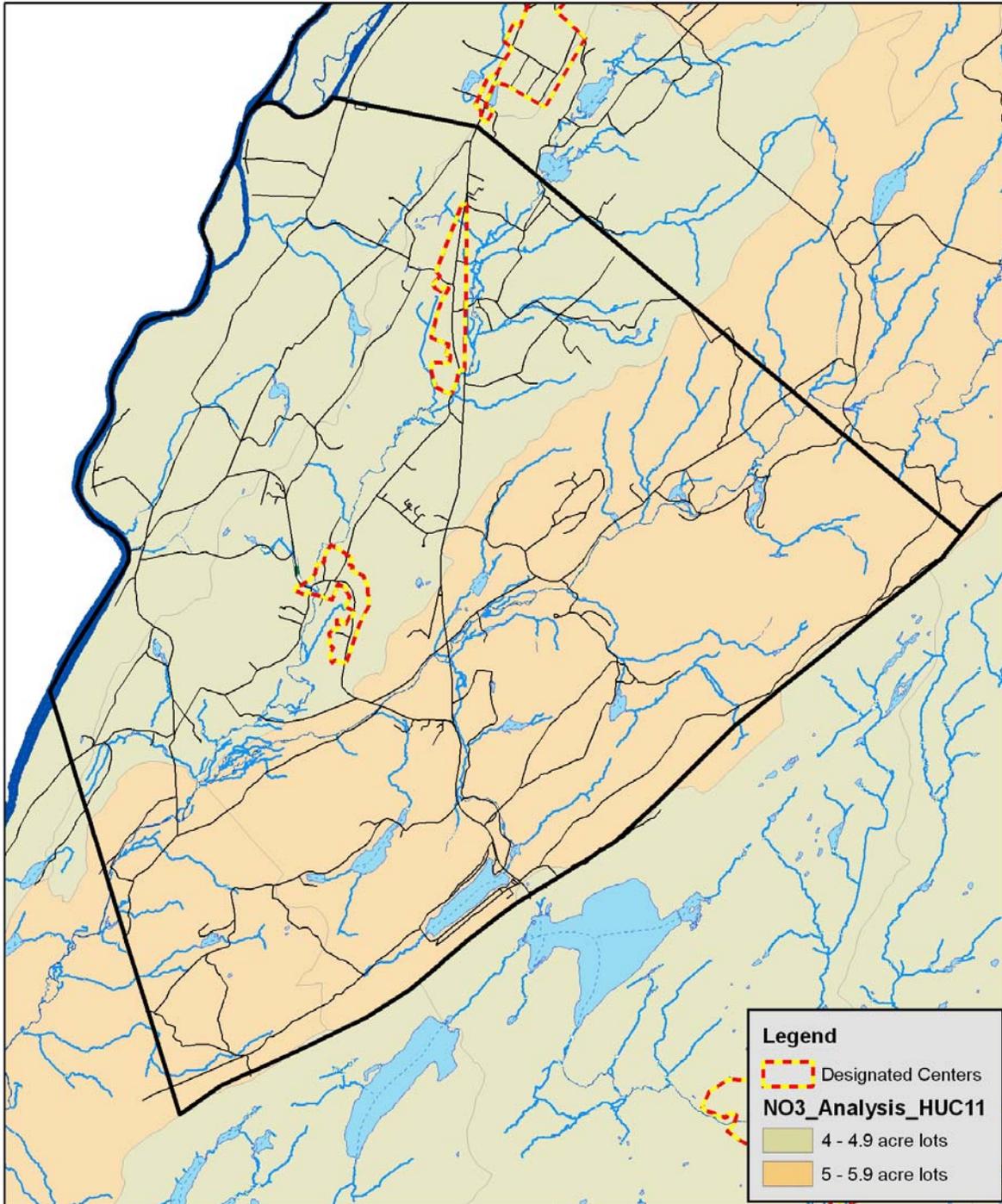
Sandyston Township, Sussex County
Opportunities & Constraints Analysis
Land Use/Land Cover (2002)



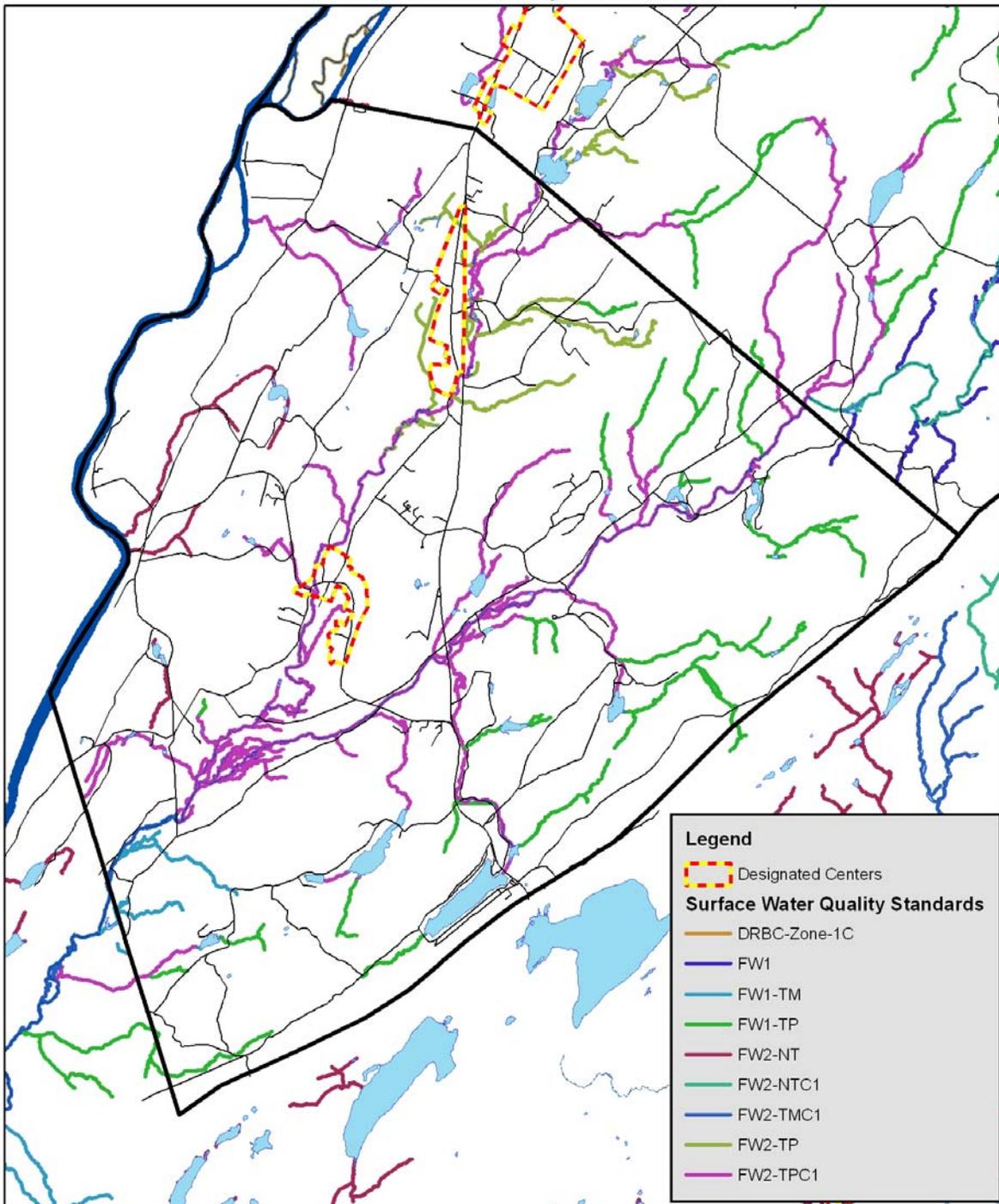
**Sandyston Township, Sussex County
 Opportunities & Constraints Analysis
 Watershed Management Areas & Watersheds (HUC 11)**



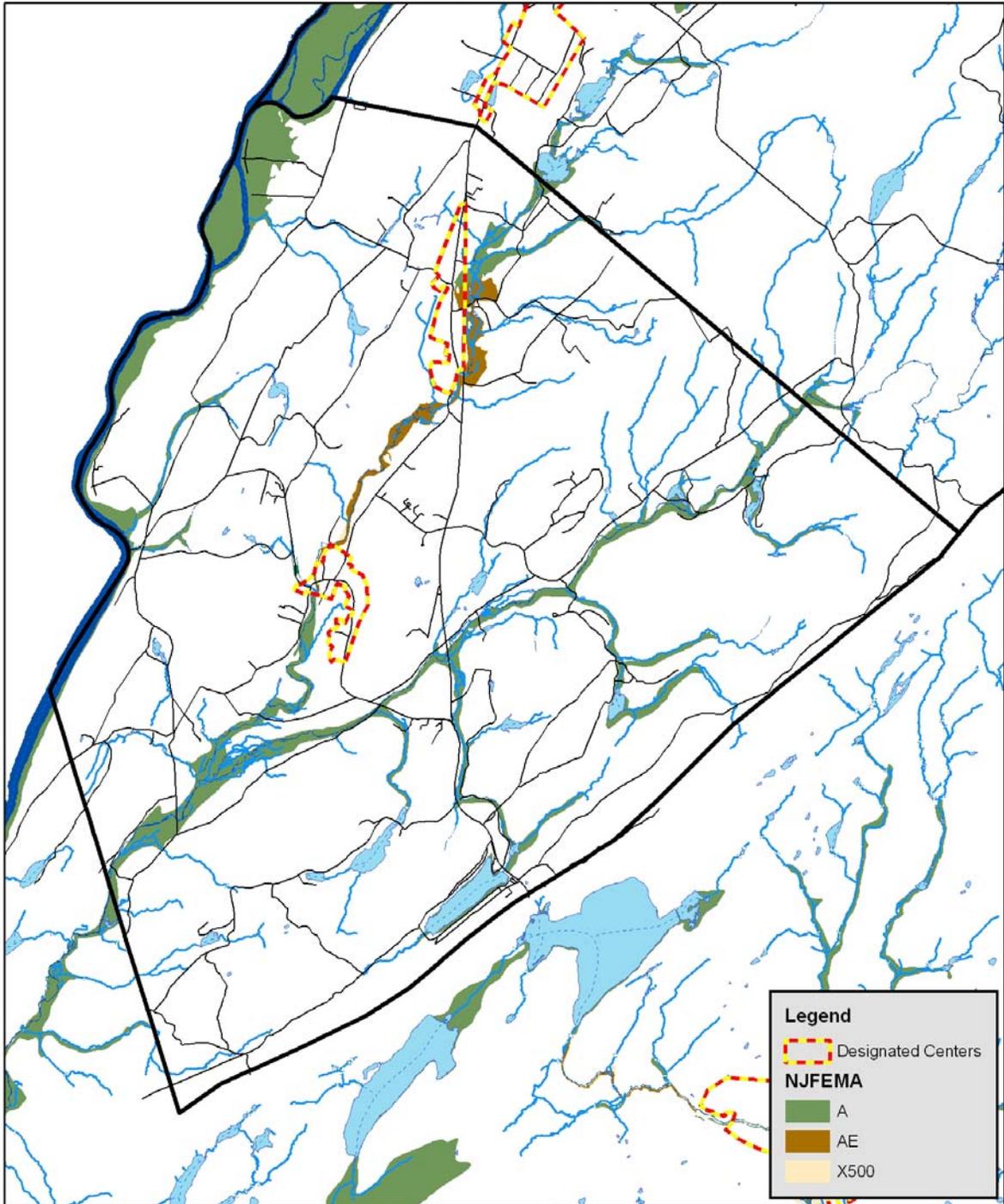
**Sandyston Township, Sussex County
Opportunities & Constraints Analysis
Nitrate Dilution/Septic Density**



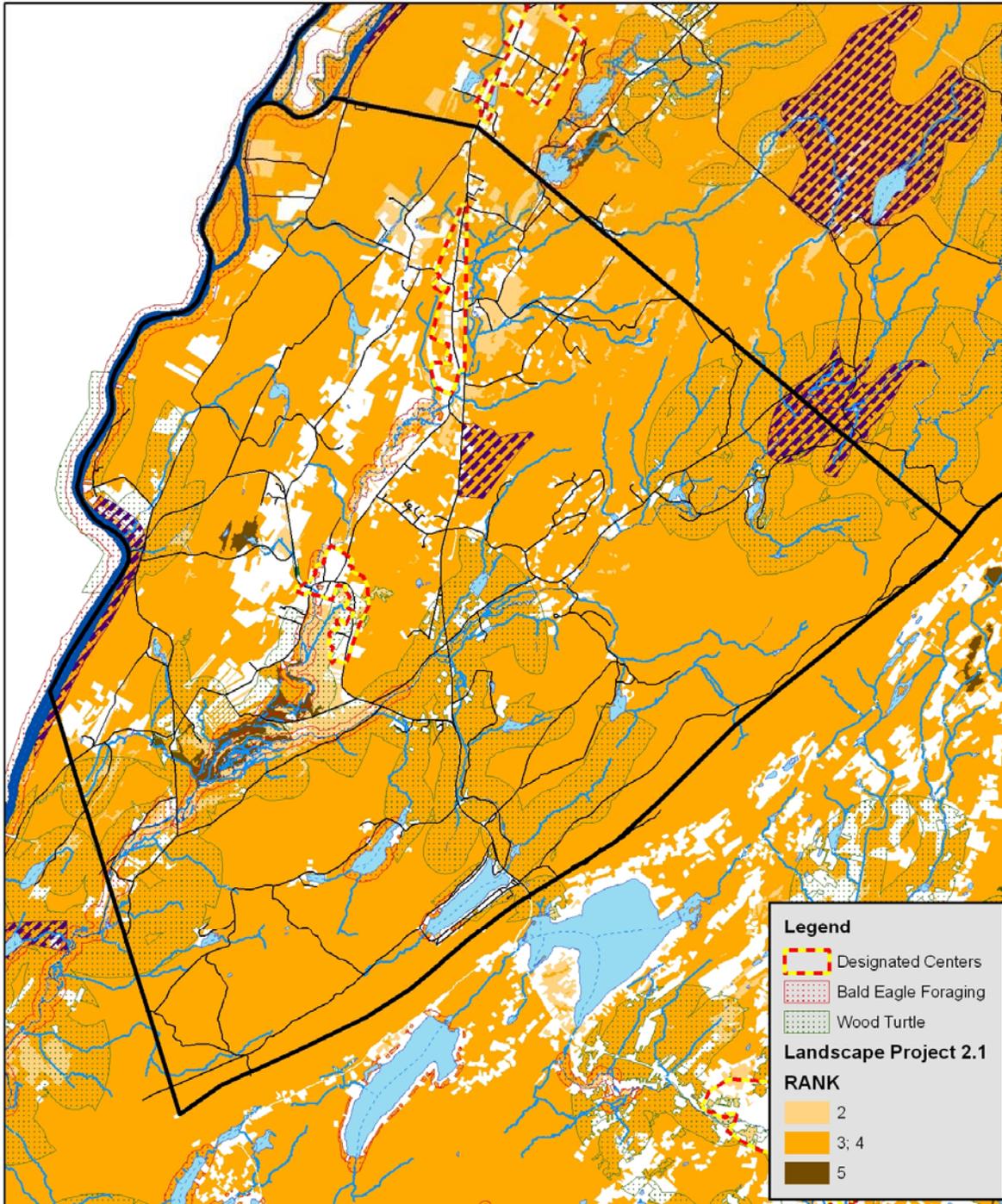
**Sandyston Township, Sussex County
Opportunities & Constraints Analysis
Surface Water Quality Standards**



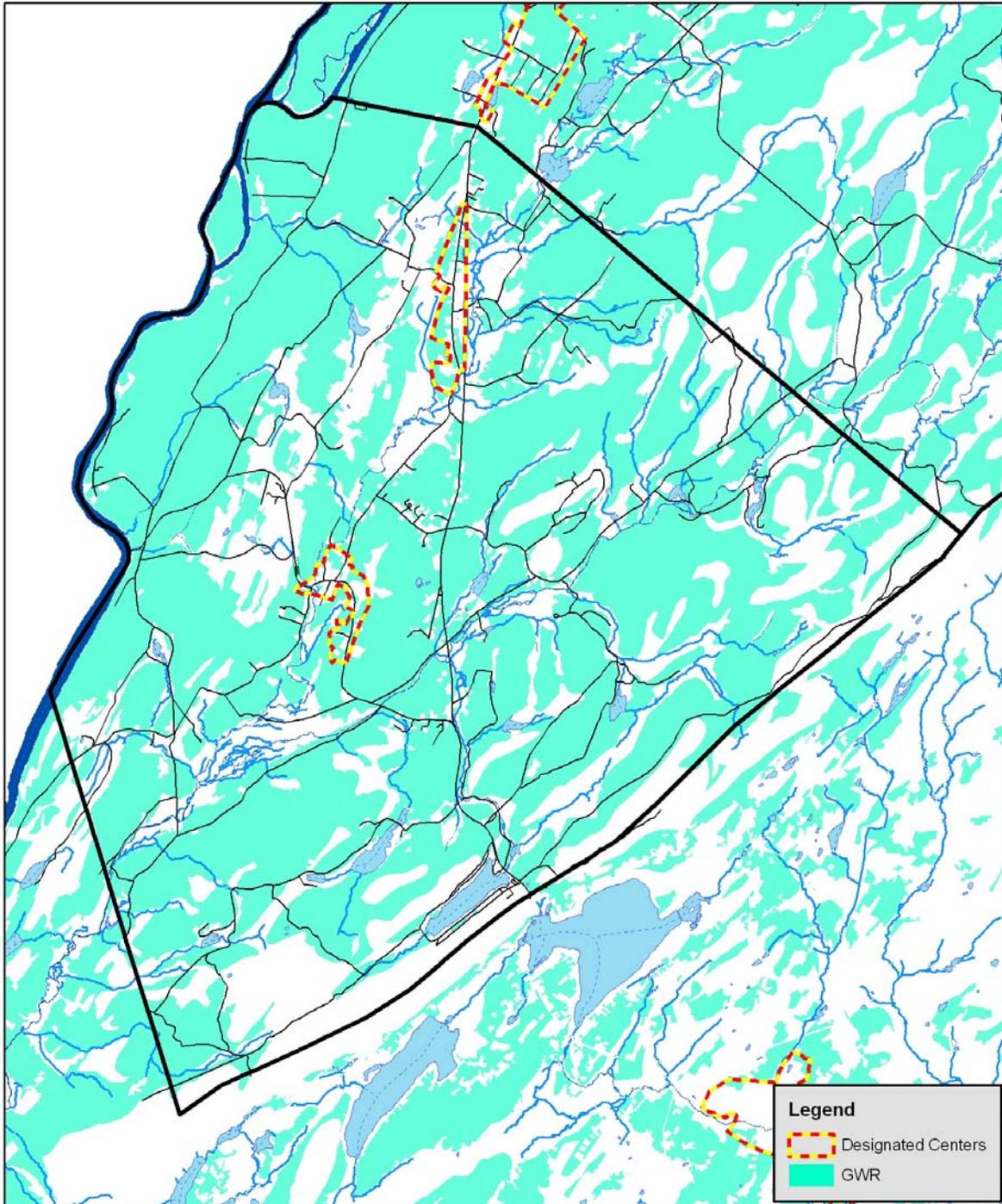
**Sandyston Township, Sussex County
Opportunities & Constraints Analysis
Flood Prone Areas**



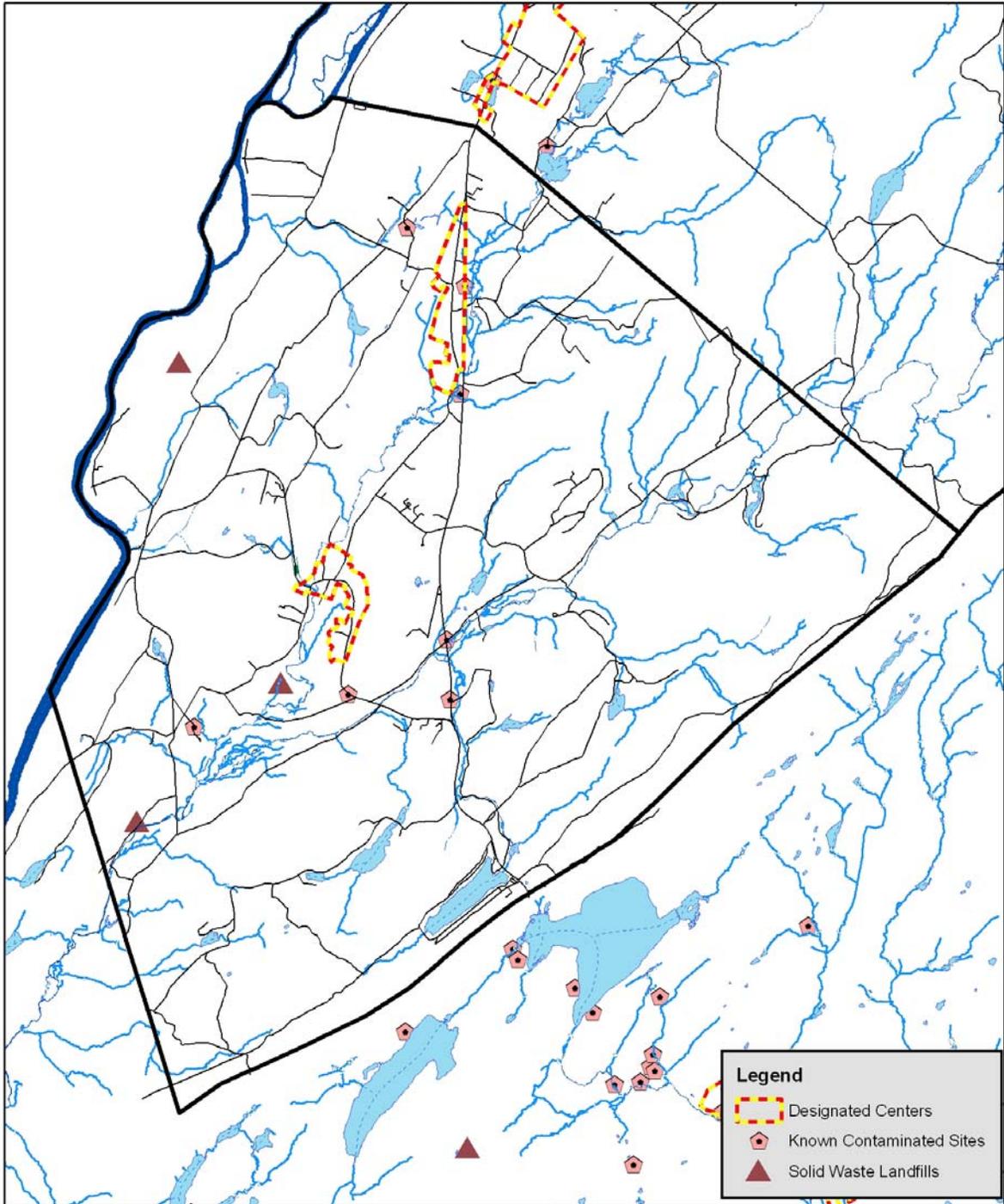
**Sandyston Township, Sussex County
Opportunities & Constraints Analysis
Threatened and Endangered Species Habitat & Natural Heritage Priority Sites**



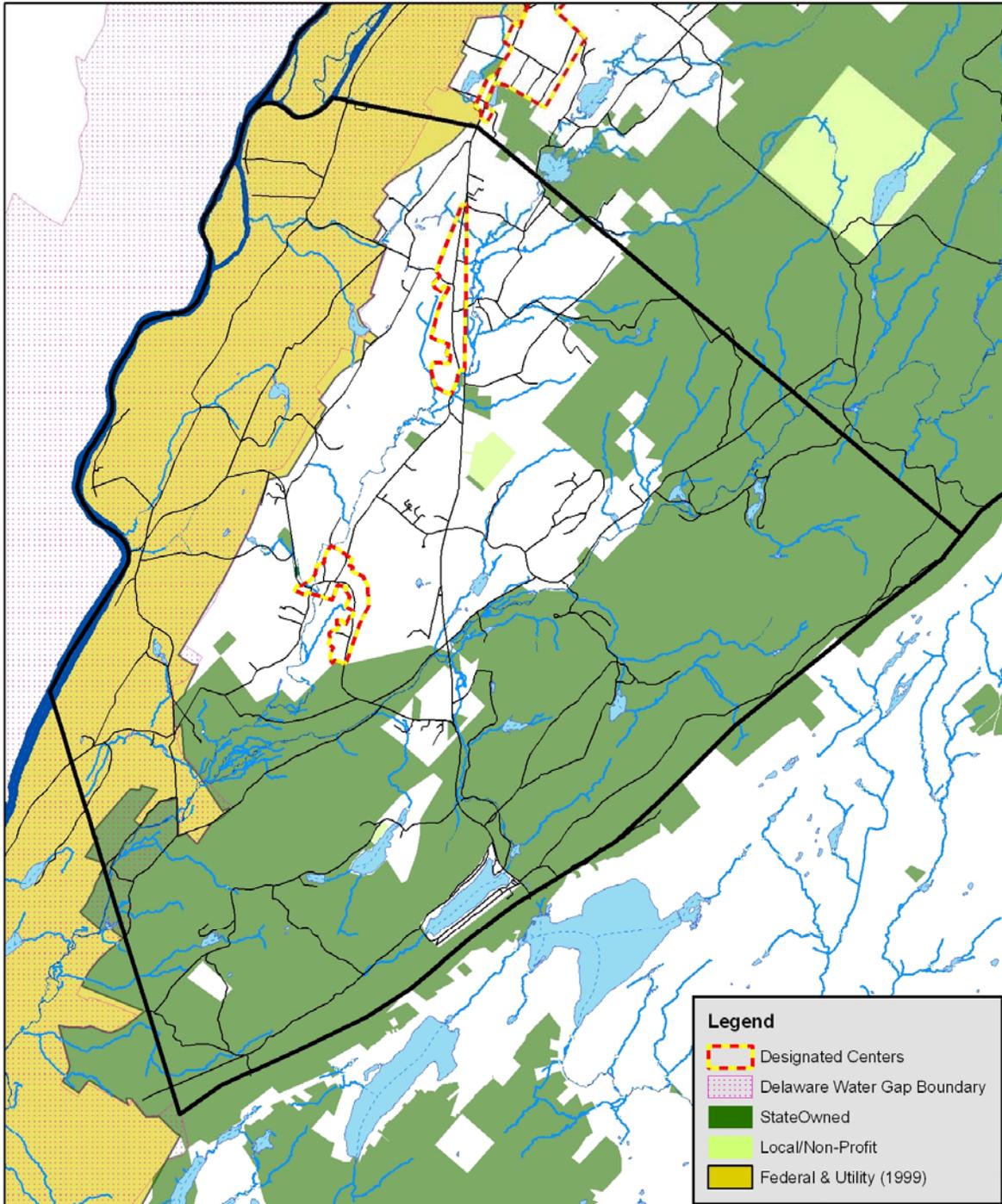
**Sandyston Township, Sussex County
Opportunities & Constraints Analysis
Groundwater Recharge Areas**



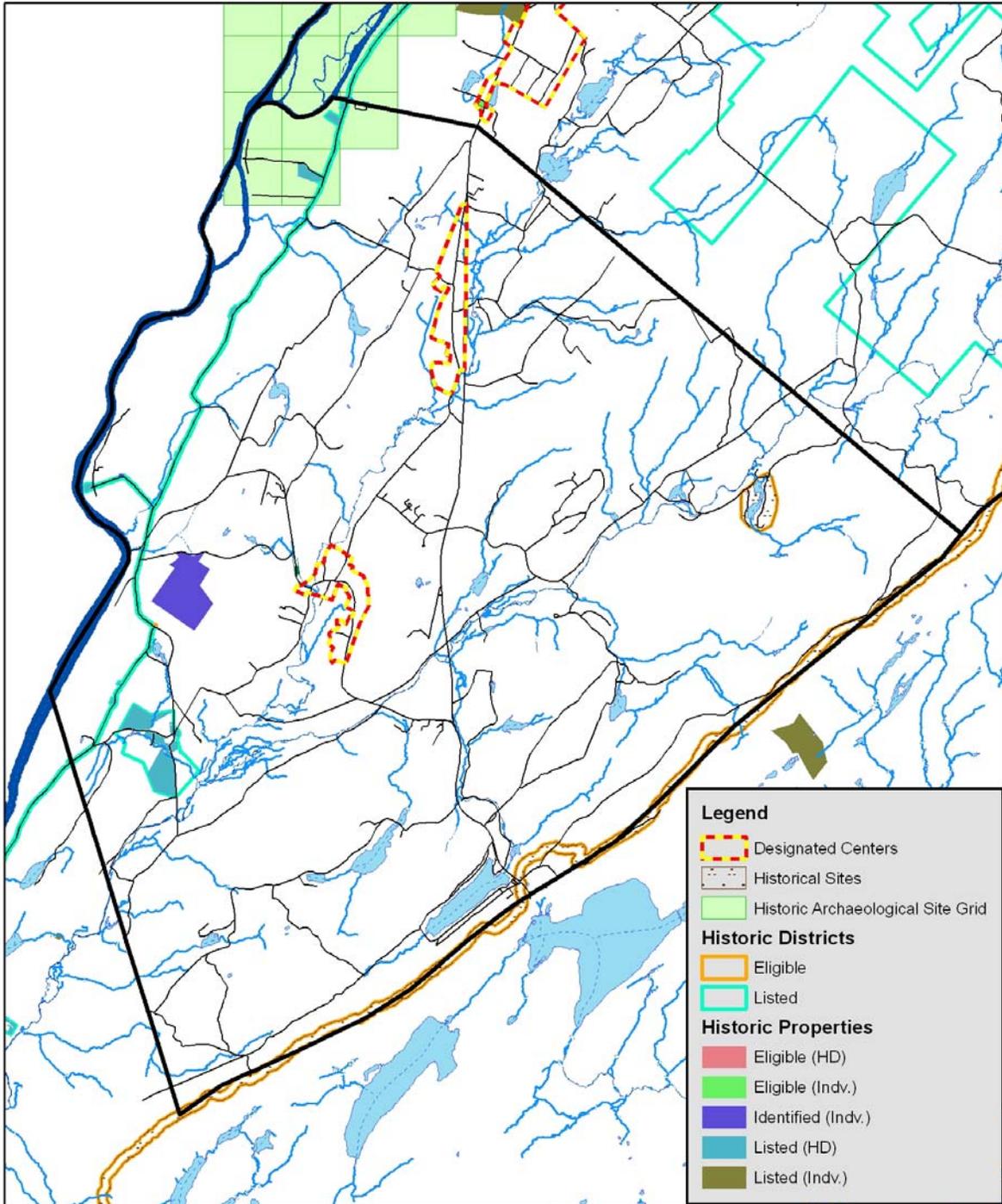
**Sandyston Township, Sussex County
Opportunities & Constraints Analysis
Contaminated Sites**



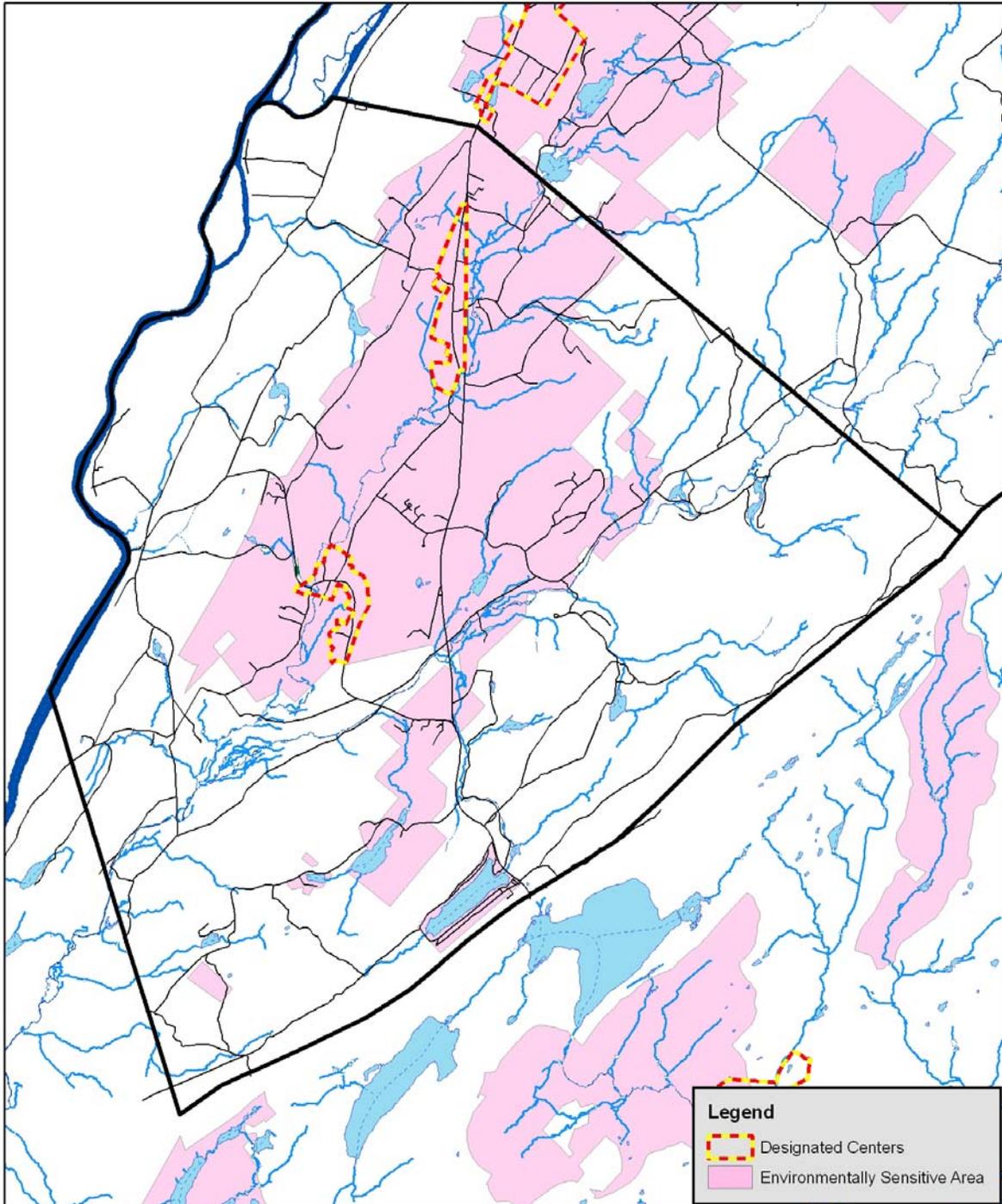
**Sandyston Township, Sussex County
Opportunities & Constraints Analysis
Open Space**



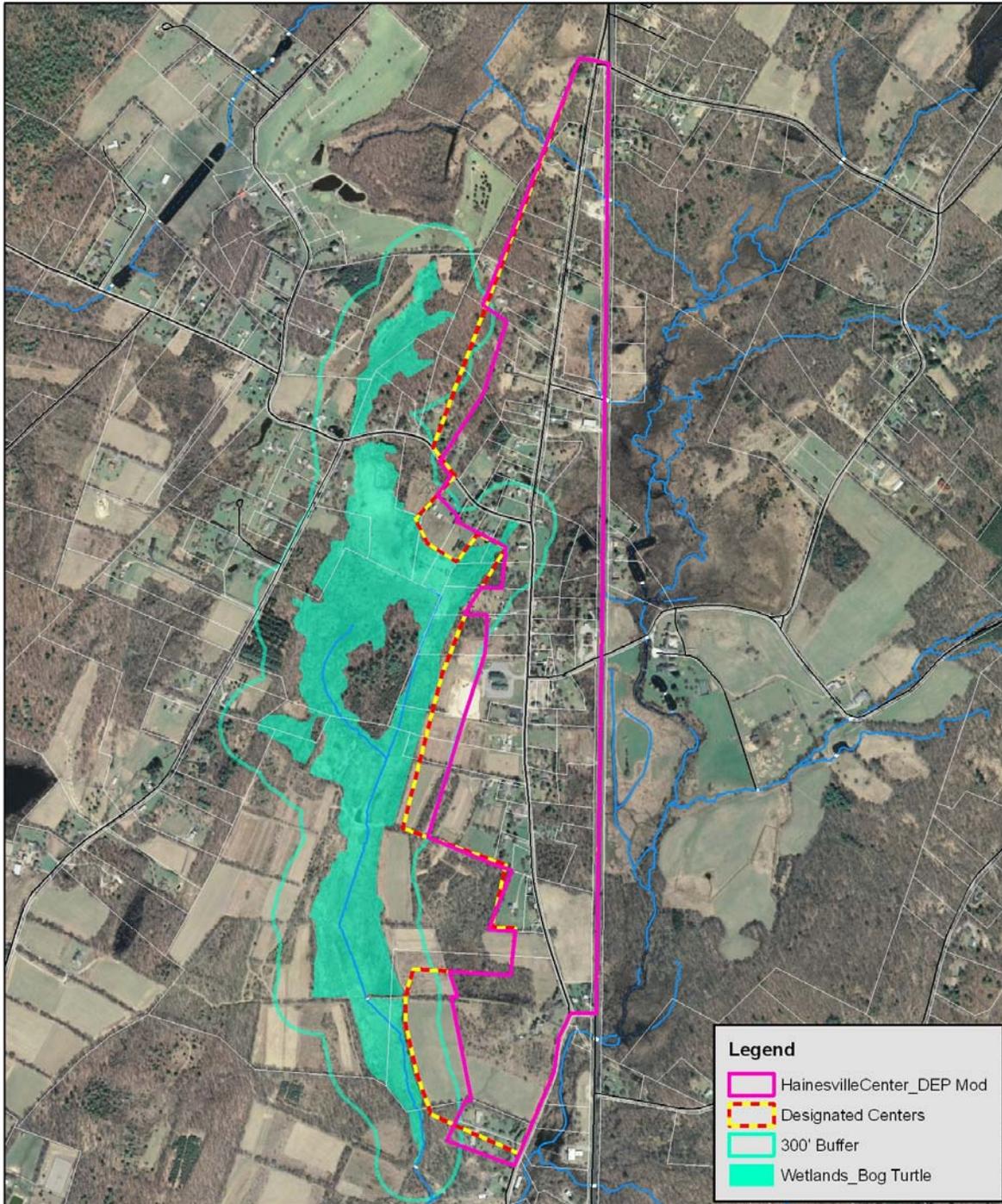
**Sandyston Township, Sussex County
Opportunities & Constraints Analysis
Historic Resources**



**Sandyston Township, Sussex County
Opportunities & Constraints Analysis
Permit Extension Act**



**Sandyston Township, Sussex County
Opportunities & Constraints Analysis
Hainesville Village Center**



NJDEP Office of Planning and Sustainable Communities

The Office of Planning and Sustainable Communities was formed to facilitate the Department's move toward a proactive planning approach based on principles of sustainability and environmental capacity-based planning.

Mission

To coordinate the [sustainable development](#) and [environmental capacity-based planning](#) policies of the Department and proactively work with other state agencies, regional entities, local governments and other groups to incorporate these policies into all levels of land use and environmental planning.

Background

In January, 2007, the Department of Environmental Protection (DEP) adopted its [Policy Priorities and Action Plan](#) which outlines the strategic direction of the agency over the next three years. The Plan identifies eight broad goal areas and underlying objectives.

One of the eight goal areas is Sustainable Growth:

Maximize use of department resources to encourage sustainable growth and livable communities by incorporating consistent criteria for the protection of natural resources and development of smart growth and green design principles into DEP rulemaking, priority setting and planning efforts, other state smart and economic growth priorities, and in regional and local planning efforts.

The first objective of this goal is:

“Incorporate sustainable growth and environmental protection criteria into state, regional and local planning.”

At the core of this goal is a recognized need for more progressive statewide environmental planning by the Department to help inform the local land use development and redevelopment process. Historically, the Department has engaged primarily in environmental planning in targeted areas based on statutory direction. Critically important work has been done in such areas as water quality management planning, water supply master planning, habitat protection planning (Landscape Project) and county/state solid waste planning. DEP is now committed to ensuring that these various planning programs are integrated and coordinated so that our guidance to regional and local planning agencies is consistent, comprehensive and supportive of both local and state priorities.

In a significant business practice improvement, DEP is also committed to implementing the Sustainable Growth goal by broadening the scope of its major project review process by requiring consideration and rewarding incorporating of green design the principles and practices.

Office of Planning and Sustainable Communities

401 E. State Street, 7 Floor East
P.O. Box 402
Trenton, NJ 08625-0402
Phone: (609) 341-5311
Fax: (609) 292-3268

NJ DEPARTMENT OF TRANSPORTATION

**State Development and Redevelopment Plan
Plan Endorsement
Opportunities and Constraints Analysis**

For:

Township of Sandyston, Sussex County

December 11, 2009

This document constitutes the New Jersey Department of Transportation's component of the State Opportunities and Constraints Analysis conducted as part of the Plan Endorsement process. This document provides a collection of the most recent data and information that exists in the Department pertaining to transportation features, studies, projects, grants, designations and other significant issues as applicable. The document should serve as a baseline to inform the remainder of the Plan Endorsement process. It should be understood that this assessment reflects conditions as they presently exist, and that changes may occur at any time during the Plan Endorsement process.

NJDOT has examined the following categories for pertinent data:

State Highways

Route 206 – MP 120.14 – 127.41

Straight Line Diagram sheets are attached.

State Highway Access Management Code – Access Levels and Desirable Typical Sections

According to the attached table, Route 206 from milepost 116.97 – 127.46 is classified as Access Level 2 (access along street or interchange only), with a desirable typical section (DTS) of 4A (four lanes, divided, with shoulders or parking). The designation of a Center would change the Access Level from AL to AL 3 for the entire segment.

Congestion Management System

According to the attached chart, this section of Route 206 is classified as “Not Congested.”

Major Capital Projects/Initiatives and Mitigation Projects

Not Applicable

Designated Transit Villages

Not Applicable

Designated Scenic Byways

Not Applicable

Open Local Aid Grant Projects

Sandyston was awarded \$152,000 in FY 2010 for improvements to Hotalen Road, Section II.

Corridor Studies

Not Applicable

Local Planning Assistance Projects

Not Applicable.

Bicycle and Pedestrian Local Planning Assistance Projects

Not Applicable.

Public Use/General Aviation Airports

Not Applicable.

Rail Freight Lines

Not Applicable

Traffic Engineering and Safety Initiatives

No active projects at this time.

Existing and Planned Park-and-Rides

Not Applicable

Other Significant Issues

None at this time.

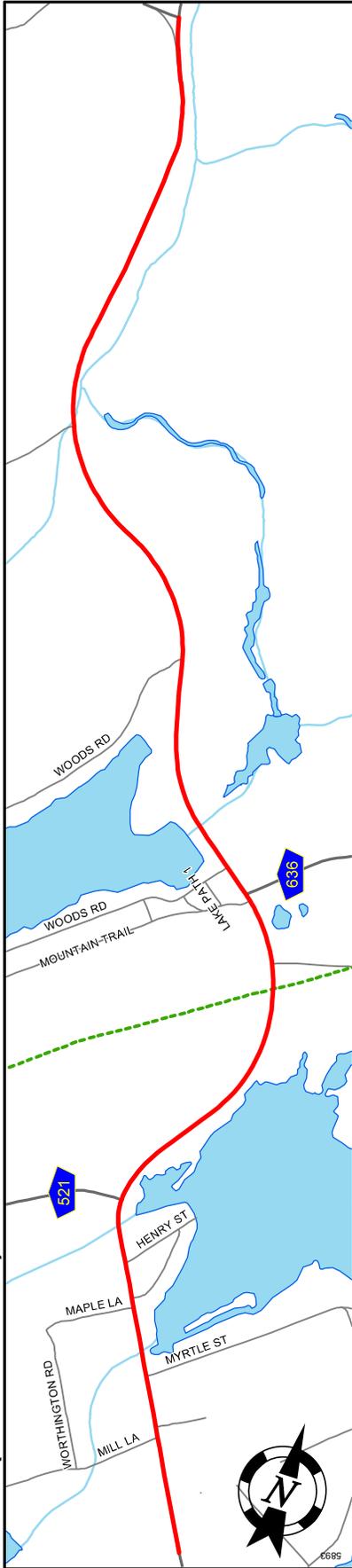
ATTACHMENTS

- Straight Line Diagram Sheets**
- Access Classification Table**
- Congestion Management System Chart**

NOTE: GIS data layers have been provided to the OSG GIS unit by the NJDOT GIS unit.

Mile Posts: 119.000 - 122.000

US 206 (South to North)



Pavement	24
Shoulder	0
Number of Lanes	2
Speed Limit	50
Street Name	U.S. 206

Interstate Route	
US Route	
NJ Route	
County Road	
Interchange Number	
Grade	
Separated Interchange	
Traffic Signal	
Traffic Monitoring Sites	
Road Underpass	
Road Overpass	

Street Name	US 206
Jurisdiction	N.J.D.O.T.
Functional Class	Rural Principal Arterial
Federal Aid - NHS Sy	NHS
Control Section	1912
Speed Limit	50
Number of Lanes	2
Med. Type	None
Med. Width	0
Pavement	24
Shoulder	12
Traffic Volume	15,463 (2008)
Traffic Sta. ID	1-S-549
Structure No.	1912155
Enlarged Views	1912156

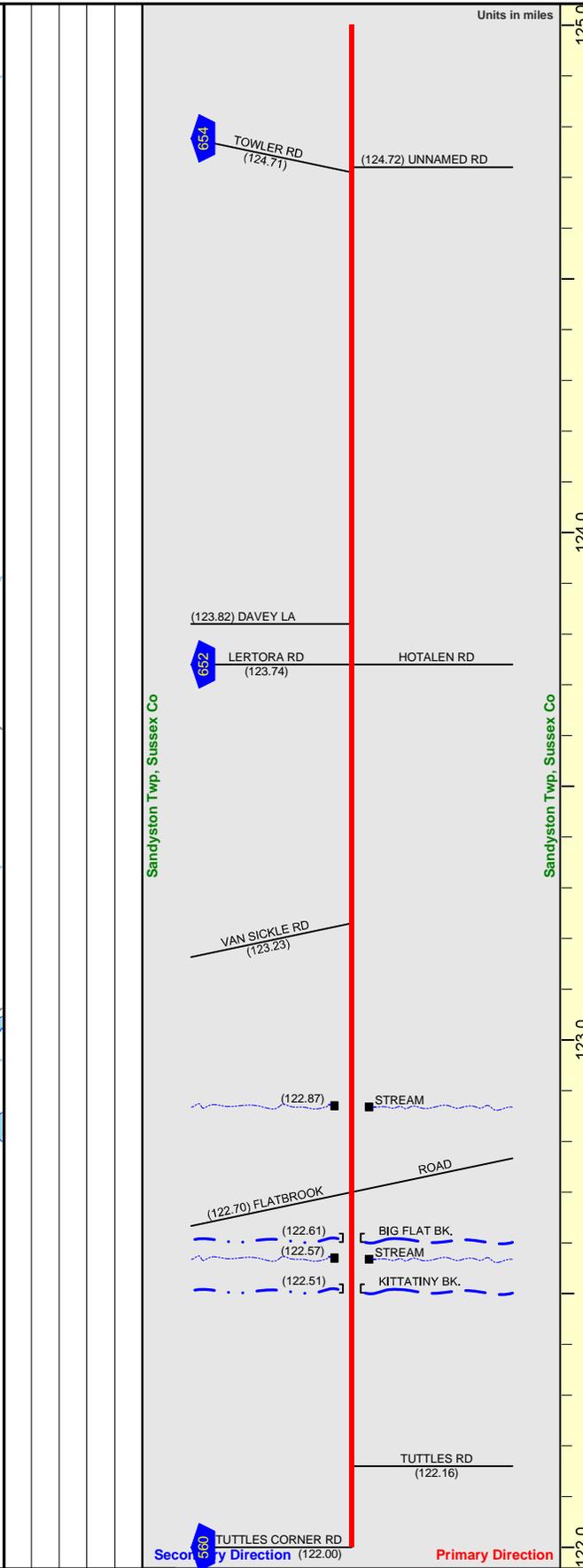
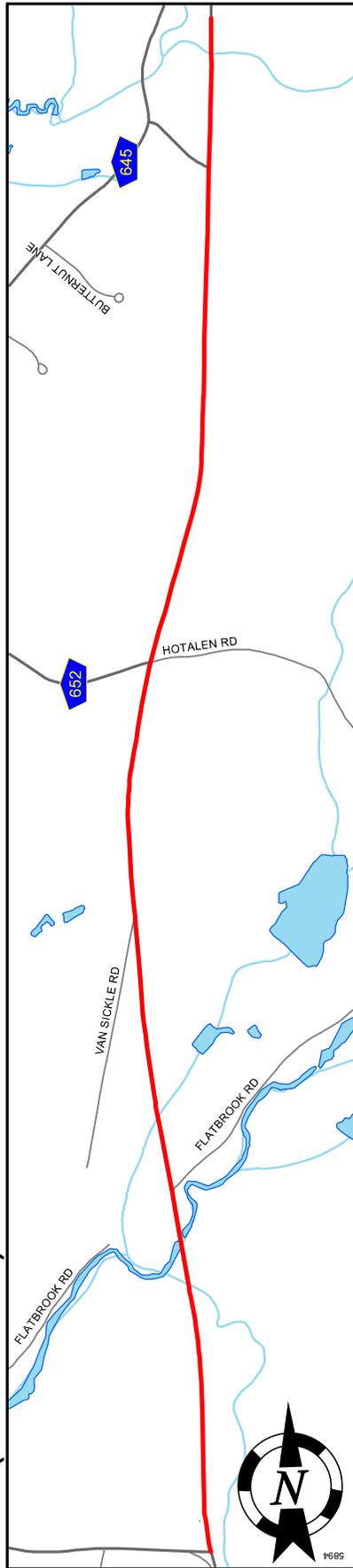
SRI = 00000206

Date last inventoried: March 2008

1912157

Mile Posts: 122.000 - 125.000

US 206 (South to North)



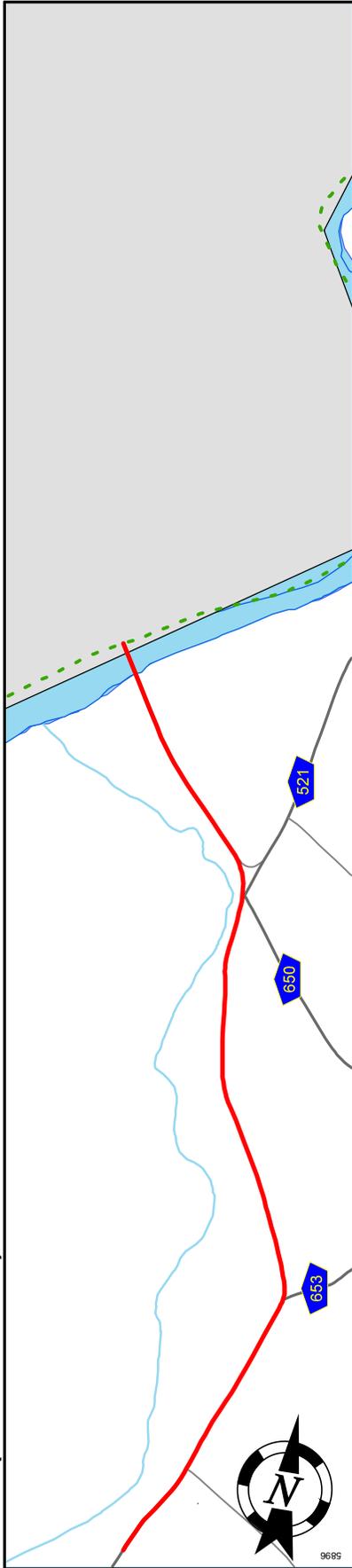
Secondary Direction	Primary Direction
Pavement	Shoulder
Number of Lanes	Speed Limit
Street Name	US 206
Interstate Route	N.J.D.O.T.
US Route	Rural Principal Arterial
NJ Route	NHS
County Road	1912
Interchange Number	50
Grade	None
Separated Interchange	0
Traffic Signal	24
Traffic Monitoring Sites	8
Road Underpass	Traffic Volume
Road Overpass	8,492(2008)
Street Name	Traffic Sta. ID
Jurisdiction	1912159
Functional Class	1912156
Federal Aid - NHS Sy	1912160
Control Section	1912161
Speed Limit	Enlarged Views
Number of Lanes	
Med. Type	
Med. Width	
Pavement	
Shoulder	
Traffic Volume	
Traffic Sta. ID	
Structure No.	
Enlarged Views	

Date last inventoried: March 2008

SRI = 00000206

Mile Posts: 128.000 - 129.770

US 206 (South to North)



Pavement	Shoulder	Number of Lanes	Speed Limit	Street Name
				US 206
Interstate Route	US Route	NJ Route	County Road	Interchange Number
287	22	21	689	2
Grade	Separated Interchange	Traffic Signal	Traffic Monitoring Sites	Road Underpass
Street Name	Jurisdiction	Functional Class	Federal Aid - NHS Sy	Control Section
	N.J.D.O.T.	Rural Principal Arterial	NHS	1912
Speed Limit	Number of Lanes	Med. Type	Med. Width	Pavement
50	40	None	0	24
Shoulder	Traffic Volume	Traffic Sta. ID	Structure No.	Enlarged Views
8	5,183 (2008)	1-7-675	NA	

Street Name	Jurisdiction	Functional Class	Federal Aid - NHS Sy	Control Section	Speed Limit	Number of Lanes	Med. Type	Med. Width	Pavement	Shoulder	Traffic Volume	Traffic Sta. ID	Structure No.	Enlarged Views
US 206	N.J.D.O.T.	Rural Principal Arterial	NHS	1912	50	40	None	0	24	8	5,183 (2008)	1-7-675	NA	

Date last inventoried: March 2008

SRI = 00000206

ROUTE (SRI)	MILEPOST		Existing Appendix B			Proposed Appendix B		
	BEGIN	END	DTS	AL	CELL	DTS	AL	CELL
00000022	28.60	31.50	4A	3	1	4A	3	7
00000022	31.50	33.88	6A	3	1	6A	3	7
00000022	33.88	37.10	6A	3	1	6A	3	1
00000022	37.10	38.80	4A	3	1	4A	3	1

ROUTE (SRI)	MILEPOST		Existing Appendix B			Proposed Appendix B		
	BEGIN	END	DTS	AL	CELL	DTS	AL	CELL
00000022	38.80	39.26	4A	3	1	6A	3	1
00000022	39.26	41.59	4A	3	1	4A	3	1

ROUTE (SRI)	MILEPOST		Existing Appendix B			Proposed Appendix B		
	BEGIN	END	DTS	AL	CELL	DTS	AL	CELL
00000028	0.00	2.22	2A	4	3	2A	5	9
00000028	2.22	2.25	2A	5	6	2A	5	9
00000028	2.25	3.00	2A	5	6	2A	5	6

ROUTE (SRI)	MILEPOST		Existing Appendix B			Proposed Appendix B		
	BEGIN	END	DTS	AL	CELL	DTS	AL	CELL
00000028	3.70	5.08	2A	5	6	2A	5	6
00000028	5.08	6.23	2A	4	3	2A	5	6
00000028	6.23	6.24	2A	4	3	4D	4	5
00000028	6.24	6.25	2A	4	3	4D	4	2
00000028	6.25	6.80	4D	4	2	4D	4	2
ROUTE (SRI)	MILEPOST		Existing Appendix B			Proposed Appendix B		
	BEGIN	END	DTS	AL	CELL	DTS	AL	CELL
00000206	116.97	127.46	4A	2	31	4A	2	25



New Jersey Department of Transportation

Bureau of Systems Planning

CMS Priority Ranking

US 206 (MP 120.14 - 127.41) Sandyston Twp., Sussex County

CMS Link Number	Route	Begin Milepost	End Milepost	One-Way ADT (2006) (Veh./Day)	No. of Lanes (NB/EB)	No. of Lanes (SB/WB)	V/C Max	Overall Score	Priority Rating	System Top Percentile	County	County Top Percentile	MPO	MPO Top Percentile
1037	206	120.00	121.25	8706	2	1	0.54	5.43	Medium	46	Sussex	33	NJTPA	51
1038	206	121.25	122.35	6625	2	1	0.41	4.13	Low	67	Sussex	53	NJTPA	71
1039	206	122.35	123.50	4937	1	1	0.31	3.08	Low	84	Sussex	76	NJTPA	87
1040	206	123.50	125.00	5075	1	1	0.32	3.16	Low	83	Sussex	75	NJTPA	85
1041	206	125.00	126.50	5127	1	1	0.32	3.20	Low	82	Sussex	74	NJTPA	85
1042	206	126.50	127.10	5307	1	1	0.33	3.31	Low	80	Sussex	72	NJTPA	84
1043	206	127.10	128.20	5475	1	1	0.34	3.41	Low	79	Sussex	70	NJTPA	82

This section of roadway is "Not Congested".

- Highest Score in this section

The Overall Score shown above considers V/C ratio and ADT per lane. Each factor is weighted 50%. Priority Ratings are based on the Overall Score of 0 to 10, as follows:

HIGH = 7.00+

MEDIUM = 5.00 - 6.99

LOW < 5.00

Sandyston Twp, Sussex County NJ Farmland Preservation Program

December 2008

- Preserved Easements
- Current Applications
- Base Map
- County Boundaries
- Municipal Boundaries
- Adjacent State Boundaries
- Adjacent State/County Boundaries
- Active Ag Land (2002)
- Pinelands Area
- Highlands Planning Area
- Highlands Preservation Area
- Municipal, County, and Non-Profit Preserved Open Space
- State Owned Conservation Easements
- State Owned Open Space
- Federal Owned Land
- Lakes
- Streams
- Roads
 - Interstate Hwy, US Routes, Toll Roads
 - 500 Series & Other County Routes
 - Local Roads