



State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
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JON S. CORZINE
Governor

JOSEPH V. DORIA, JR.
Commissioner

MEMORANDUM

TO: State Planning Commission (SPC) Members

FROM: Benjamin L. Spinelli, Executive Director

DATE: April 1, 2009

RE: Upper Township Biennial Monitoring Report

On February 21, 2007, the Township of Upper of Cape May County received Initial Plan Endorsement from the State Planning Commission (SPC), which subsequently designated two Town Centers Marmora-Palermo-Beesley's Point (Marmora) and Seaville, and two Village Centers, Petersburg and Tuckahoe. Since the endorsement of said petition, the Township has made substantial progress on their Planning and Implementation Agreement (PIA). This memorandum serves to provide the SPC with a summary of modifications to the PIA.

Items C2, K1, K2& K3 deal with the design and walkability of Upper's Town Centers and Villages. Upper has received a Smart Future Grant from OSG and is fulfilling these requirements with the Smart Future Grant. These items have been extended until 9/30/2009 which is consistent with the term of the grant.

A7: New Plan Endorsement

Once the new Plan Endorsement process is in place, the Township will have the option to work with State Agencies to outline an action plan and timetable to attain the new standard for the benefit of additional state assistance. This action plan may be merged with this PIA, due to overlapping activities.

Upper is still working on a significant number of items in the PIA that are absolute requirements in the New Plan Endorsement process including visioning. This item will be revisited in 2011. Upper will then have 5 years to complete any additional items required by the new process before their Endorsement expires.

G7: Beesely's Point Bridge

Upper shall coordinate bridge improvements with Somers Point and DOT.

Cape May County took over control of the Beesely's Point Bridge in January 2009. This item has been amended to reflect that this is an ongoing effort by the county.

G8: Garden State Parkway – Exit-20

Install full interchange at Exit 20 of the Garden State Parkway. This is the highest priority Township transportation improvement project to reduce congestion.

This item will be amended to reflect that this is an ongoing effort by the county.



B3: County TDR Coordination.

Create TDR plan element in coordination with County Smart Future project.

The Cape May County TDR grant is in danger of having its funds de-obligated by the Office of Management and Budget (OMB) without notice. OSG is waiting to hear from OMB regarding the status of the grant funds. However, Upper should coordinate with the county on this item regardless of the grant status. Data collection has been extensive and Upper Township could benefit from the data that has been collected thus far. Completion of this PIA item is subject to continued funding and the PIA was modified to reflect that.

D1: Beesley's Point Power Plant Redevelopment:

Investigate Beesley's Point redevelopment options to promote suitable mixed use waterfront based development in this Center. This effort will provide for reutilization of this prime economic resource for the Township. (This item depends on future status of B.L. England plant).

This item has been removed as its no longer feasible. The Beasley's Point Power Plant has made substantial upgrades to comply with EPA and DEP regulations. It is unlikely that this area will meet the redevelopment criteria. This PIA item has been deleted from the PIA.

Extensions requested due to budget constraints

G2: Circulation Plan

Prepare updated Circulation Plan Element of the Master Plan. This element shall justify investments proposed in other Transportation PIA items, including alternative transportation modes.

After discussion OSG and State Agencies extended the deadline until 6/20/2010

E1: Recreation and Open Space Plan

Prepare and adopt Recreation and Open Space Plan as updated Master Plan element. Use the Plan to prioritize open space and farmland preservation acquisition efforts. Coordinate efforts with County Farmland Preservation plan. Prioritize acquisition of open space in coordination with State and Federal agencies and not-for-profit groups. Prepare Recreation and Open Space Inventory (ROSI) and submit to NJDEP to enable funding.

After discussion OSG and State Agencies extended the deadline until 6/20/2010

E2: Connections to Recreation Resources

Target maintenance and enhancement of neighborhood-level parks and recreation facilities for Centers. Pedestrian and bicycle connections between residential areas and these facilities shall be a key part of the strategy.

After discussion OSG and State Agencies extended the deadline until 6/20/2010

I1: Wastewater Management Plan

Prepare and submit a Wastewater Management Plan (WMP) Amendment consistent with the revised land use element and Centers & Planning Areas. The WMP will identify the areas the Township intends to encourage wastewater treatment systems, namely portions of the two Town Centers, and areas that will be served by individual septic systems.

After discussion OSG and State Agencies extended the deadline until 1/20/2010.

J2: Farmland Preservation Plan

Prepare and adopt a Farmland Preservation Plan. Coordinate efforts with County Farmland Preservation plan.

After discussion OSG and State Agencies extended the deadline until 6/20/2010.

L4: Historic Preservation Plan

Update Historic Preservation Plan of the Master Plan. Coordinate efforts with Upper Township Historic Preservation Society.

After discussion OSG and State Agencies extended the deadline until 6/20/2010.

L5: Design Guidelines for Historic Areas

Promote awareness of historic resources of Township through design guidelines to encourage preservation and appropriate rehabilitation of properties and compatible infill. Develop design guidelines in coordination with Historic Preservation Society and as part of the proposed planning charettes for the Tuckahoe and Petersburg villages. Adopt guidelines as part of LDO.

After discussion OSG and State Agencies extended the deadline until 6/20/2010.