

# Planning and Implementation Agreement (**DRAFT**)

2/21/2007

Topic	Item No.	Twp PIA No.	Subtopic	Activity (local action unless otherwise indicated)	State/County Assistance	Timetable
General	A1		CAFRA Center Boundary, revised planning area boundaries	Submit drafts of all new and revised planning documents required by this PIA to OSG, DEP and the Pinelands Commission.	OSG, DEP and Pinelands Commission to provide technical	20 days prior to adoption by township
General	A2		Management area changes in Pinelands National Reserve	Submit to the Pinelands Commission, with a copy to DEP and OSG, a completed application to amend the certified master plan and land use ordinances for that portion of the Township located within the Pinelands National Reserve but not within the Pinelands Area. The submission shall be consistent with the petition for plan endorsement and PIA approved by the State Planning Commission. All areas proposed to be Planning Area 5 in the petition shall be proposed to be Forest Area and all areas proposed to be Planning Area 2 or a designated center in the petition shall be proposed as a Regional Growth Area or a Pinelands Village in the submission to the Pinelands Commission. The submission to the Pinelands Commission shall comply with N.J.S.A. 40:55D-142 concerning the proposed transferable development rights program. The submission shall include all documents adopted pursuant to this PIA as of the date of the submission to the Pinelands Commission.	DEP and the Pinelands Commission will coordinate their respective reviews	4/22/2007
General	A3		Management area changes in Pinelands National Reserve	Pinelands Commission to review submission (A2), including a public hearing, preparation of a report by the staff, review of the report by the Policy and Implementation Committee and then formal action by the Commission.	Pinelands	Within 120 days of submission in A2.
General	A4		CAFRA Center Boundary & revised planning area boundaries	DEP to provide the requisite notice concerning designated center and revised planning area boundaries in the NJ Register	DEP	5/23/2007
General	A5		Plan Endorsement review	By February 21, 2009 and biennially thereafter, the Township shall submit a report to OSG and the public concerning the terms of this PIA and related efforts pursuant to NJAC 5:85-7.12(c).		2/21/2009 and biennially thereafter

General	A6		Growth Projections	Coordinate with OSG to develop a more realistic set of projections beyond the year 2014.	OSG	3/23/2007
General	A7		Revised Plan Endorsement Process	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.	OSG and other state agencies	6/22/2007
General	A8		Inter-governmental coordination	Coordinate with planning efforts of adjoining municipalities, the County and State and regional planning efforts particularly concerning: regional planning, transportation, economic development, tourism, natural resource protection and open space and recreation.	County Planning Board, OSG, DOT, DEP	Ongoing
Land Use & Zoning	B1	L2	Land Use Regulations	Update zoning regulations to implement land use plan and support center-based development. Eliminate discrepancies between the land use plan, zoning plan and CAFRA requirements to enable planning consistency. Provide preservation of the environs through refined zoning standards, and	OSG, DEP, Pinelands Commission	4/22/2007
Land Use & Zoning	B2		Stormwater Management	Adopt ordinance changes required to implement new Stormwater Management Rules	DEP	4/22/2007
Land Use & Zoning	B3	C4	TDR Plan	Create TDR plan element in coordination with County Smart Future project.	OSG, SADC, County	2/20/2009
Housing	C1	H1	COAH Plan	Finalize and adopt Housing Element and Fair Share Plan. Coordinate housing site selection with centers. Petition COAH for substantive certification.	COAH	8/22/2007
Housing	C2		Residential Design	Incorporate housing design into design guidelines (K2) to support housing diversity and links to services and amenities.	OSG	6/22/2008
Redevelopment	D1		Beesley's Point	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.	OSG, DEP	2/20/2009

Open Space & Recreation	E1	C1	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)+A12 and submit to NJDEP to enable funding.	DEP Green Acres	2/20/2009
Open Space & Recreation	E2		Recreation and Open Space Plan	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.	OSG	2/20/2009
Environmental Resources	F1		Coastal Consistency Statement	The Township shall prepare a statement that addresses natural resource protection and coastal management demonstrating consistency of local plans and ordinances with the goals of the Coastal Zone Management Program.		4/7/2007
Environmental Resources	F2	C2	Local Environmental Review	Adopt Environmental Review regulations to protect environmental sensitive lands as a condition of Plan Endorsement. Provide environmental maps for Township construction and zoning officials to use to identify critical land and to inform public.	DEP technical assistance	4/7/2007
Environmental Resources	F3	T14R	Dredging	Undertake regional dredging effort, obtain funding for equipment, and identify spoil sites as part of an overall regional plan.	County coordination of regional plan. DEP assistance with	2/20/2009
Environmental Resources	F4	C4	Threatened & Endangered Species	Prepare Habitat Conservation Plan and protection measures to maintain habitat.	DEP technical assistance and funding	2/20/2010
Transportation & Circulation	G1	T9	Access Management	Revise the Township's LDO to comply with the MLUL requirement that municipal zoning to provide for the regulation of land adjacent to State highways in conformity with the State Highway Access Management Code.	DOT technical assistance*.	4/7/2007
Transportation & Circulation	G10	T3R	Route 47/55	Implement Route 47/Route 55 Corridor Study improvements to reduce congestion (except a Route 55 bypass).	NJHA funding /DOT*/SJTPO TIP	Ongoing
Transportation & Circulation	G2	T5	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.	DOT technical assistance	2/20/2009

Transportation & Circulation	G3	T10	Bicycle Paths	Construct Petersburg /Woodbine /Tuckahoe bike path. Secure funding to design and construct bike path to connect to Woodbine from Amandas Field and connecting north to Tuckahoe Village.	DOT Transportation Enhancement funds, DOT Bicycle and Pedestrian	2/21/2012
Transportation & Circulation	G4	T11	Bicycle Paths	Design and construct Palermo bike path along inactive NJTransit rail line from Route 9 to the Inland Waterway.	DOT Transportation Enhancement funds, DOT Bicycle	2/21/2012
Transportation & Circulation	G5	T12	Tuckahoe rail station	Construct Tuckahoe train station link to Main Street. In coordination with County, design and construct sidewalk improvements along Reading Avenue from Route 50 to the Tuckahoe Train Station to support economic development efforts.	NJDOT Bike and Pedestrian funds; NJDOT Local Aid funds*.	2/20/2009
Transportation & Circulation	G6	T13	Routes 50 and 49 (Tuckahoe)	Construct Tuckahoe streetscape and Route 50 bridge improvements as key to revitalization of the Tuckahoe Village. Extend improvements to the section of Route 49 within Village center.	DOT project currently under design. Funds and fast track	2/20/2009
Transportation & Circulation	G7	T2R	Beesley's Point Bridge	Coordinate with Somers Point, DOT and any related redevelopment activity (D1).	DOT*, OSG	2/20/2009
Transportation & Circulation	G8	T1R	Garden State Park - 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.	NJHA funding /DOT*/SJTP0 TIP	2/21/2012
Transportation & Circulation	G9	T8R	Route 9	Implement Route 9 Cape May County Access Management Plan to reduce congestion along corridor.	County to coordinate regional access plan with Cape May mainland	2/21/2012

Transit	H1	T4R	Regional Shuttle Service	Plan and implement regional shuttle service in coordination with mainland municipalities campgrounds and County. Shuttle service will provide transit service between campgrounds, mainland attractions and barrier island destinations. This needs to be coordinated by the County.	County to take lead in the regional planning and implementation of a regional shuttle service between campgrounds and beaches and other recreational activities in coordination with the mainland municipalities. Request funding through NJ Transit	2/20/2010
Transit	H2		Bus Service	Pursue improved bus transit facilities to increase route headways, increase bus pickup locations, develop central transit locations coordinated with parking.	DOT*	2/21/2012
Transit	H3	T7R	Rail Service	Complete rail line between Cape May City and Tuckahoe Village. Excursion rail service will support planned economic development activities around restored Train Station and Tuckahoe Village. The retention of the rail spur to Beesley's Point as part of redevelopment plan can further expand the excursion rail line route thereby reducing vehicular traffic through Route 9 corridor.	Cape May Seashore Line shall take the lead in this effort. DOT funds for rail line improvements; Transportation	2/20/2014
Transit	H4	T6R	Rail Service	Expand rail line connection from Tuckahoe to Hammonton. This rail line which will provide connection to the Atlantic City Rail Line and NJTransit/PATCO service to Philadelphia should be forwarded to enable alternative travel modes reducing congestion for summer visitors. (The rail line is also part of the excursion rail line link from Cape May to Tuckahoe Village.)	NJTransit shall take the lead in this effort to promote extension of rail to connect to Atlantic City Rail Line	Long term
Infrastructure	I1	I2	Wastewater Management Plan	Prepare Wastewater Management Plan Amendment to facilitate sewer service areas with the two Town Centers.	Cape May County, NJDEP permits.	4/7/2007
Infrastructure	I2		Community Package Treatment Systems	Promote private alternative sewer systems in Centers. Coordinate between larger development or redevelopment area for joint infrastructure facilities.	DEP	Ongoing

Infrastructure	I3	I1	Sewer service on Roosevelt Blvd	Expand sewer service area to include developed properties on Roosevelt Blvd. The Township agreed to exclude these properties from the Marmora Center in lieu of extending public sewers to serve this area which has failing septic systems. Consent Order provides for the sewer service area extension.	DEP permits for sewer extension to service existing development.	2/21/2012
Infrastructure	I4	I3	Public Water	Encourage water line extensions by New Jersey American Water Company within Centers to support increased development density and to improve fire suppression capabilities. Work with utility to plan and improve waterline network.	DEP	Ongoing
Infrastructure	I5		Gibson Bill Study	Once water supply scenarios are presented, the Township shall work with DEP, USGS, County and other municipalities to select the most feasible, cost-effective solution.	DEP, OSG, County, other stakeholders	2/21/2008
Infrastructure	I6		Southeastern New Jersey Alternative Water Supply Feasibility Study	Continue to coordinate with DEP, USGS, County and other municipalities on regional water supply studies.	DEP, OSG, County, other stakeholders	2/20/2010
Economic Development	J1	L4	Tuckahoe Village Revitalization	Promote Tuckahoe Village Center Revitalization through coordinated planning efforts with business and property owners. Develop plans for revitalization of Tuckahoe Village to support economic development initiatives including façade and rehabilitation grant program, wayfinding signs, coordinated marketing efforts, etc.	OSG, Main Street NJ, historic preservation trust grants and revolving loan program.	8/22/2009
Economic Development	J2	C3	Agriculture	Prepare and adopt a Farmland Preservation Plan. Coordinate efforts with County Farmland Preservation plan.	NJDA	2/20/2009
Community Design / Sense of Place	K1		Design Charrettes	Undertake design charrettes for Seaville, Marmora/Palermo/Beesley's Point, Tuckahoe, and Petersburg Centers. Use design workshops to refine Vision for zoning and design standards for Centers and planned Cores in Marmora and Seaville.	OSG	6/22/2008
Community Design / Sense of Place	K2	L3	Design Guidelines	Adopt design guidelines to support and enhance centers development. Provide design guidelines suitable for each unique Township Center. Create user friendly design guidebook to inform on guidelines. Incorporate guidelines into LDO.	OSG	6/22/2008
Community Design / Sense of Place	K3		Walkable Neighborhoods	Create pedestrian friendly centers through appropriate site design standards. Amend land use regulations to provide for vehicular interconnections and pedestrian facilities within centers.	OSG, DOT*	6/22/2008

Historic and Cultural Resources	L1	HP3	Amendments to review process	Develop procedures to ensure Historic Preservation Society input for any development application or permit that affects identified historic properties.	OSG, DEP	4/7/2007
Historic and Cultural Resources	L2		Amendments to review process	Require a cultural resources assessment for identified historical properties as part of Environmental Review checklist.	OSG, DEP	4/7/2007
Historic and Cultural Resources	L3		Historic Site Inventory	Update existing historic properties inventory and include as updated section of Township Master Plan. Coordinate efforts with Upper Township Historic Preservation Society.	OSG, DEP	2/21/2008
Historic and Cultural Resources	L4	HP1	Historic Preservation Plan	Update Historic Preservation Plan of the Master Plan. Coordinate efforts with Upper Township Historic Preservation Society.	OSG, DEP	6/22/2008
Historic and Cultural Resources	L5	HP2	Design Guidelines	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	OSG	6/22/2008

\* When requested, NJDOT will give priority consideration to providing technical assistance consistent with program requirements and subject to the availability of state resources.