



**State of New Jersey**  
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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: Sussex County Biennial Monitoring Report**

On February 21, 2007, Sussex County received Initial Plan Endorsement from the State Planning Commission (SPC). Since the endorsement of said petition, the County 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.

### **Language Revisions**

PIA Items F3, F4, and F5 required a Wellhead Protection plan, a Steep Slopes plan and a Stream Corridor plan respectively. The County has no power to implement such plans. OSG and State Agencies modified the language to require the development of model ordinances instead. The Strategic Growth plan contains mapping to inform the invoices. OSG and DEP will be working with Sussex County on developing model ordinances.

### **H1: Modifications to the Strategic Growth Plan**

The Strategic Growth Plan shall be amended to remove discussion of improved infrastructure availability under the Rural/Agricultural Landscape Development Pattern Section. After discussion OSG and State Agencies added "except in centers and nodes".

### **Extensions**

#### **J1: Models of Sustainable Center Based Development**

Creation of models for sustainable center based development that is appropriate to the existing and planned capacity for the area.

DEP is currently working on multiple items that will provide standards for sustainability including the Green House Gas Report, Sustainability Master Plan Elements, Green Building Manuals, and Green Remodeling Manuals. After discussion OSG and State Agencies changed the deadline to ongoing.

#### **F7: T&E Strategies for Owners/Operators of Preserved Land**

Sussex County will work with DEP and OSG to develop mapping as well as various protection strategies to distribute to owners/operators of preserved open space to encourage habitat maintenance BMP to secure the benefits of species diversity.

After discussion OSG and State Agencies changed the deadline to ongoing.



#### C1: Outline a strategy for a Housing Rehabilitation Program

Partner with municipalities and utilize the tax abatement process to rehabilitate housing stock.

After discussion OSG and State Agencies extended the deadline until municipal plans are granted COAH substantive certification.

#### C2: Inventory of COAH sites

Create and maintain an inventory of proposed affordable housing sites, including digital (GIS) depictions of the sites.

After discussion OSG and State Agencies extended the deadline until 4/1/2010. Information will be needed from COAH.

#### F1.2: Wastewater Management Plan

Update the County Wastewater Management Plan consistent with DEP regulations.

After discussion OSG and State Agencies extended the deadline until "8 months after submittal of complete County Wastewater Management Plan to DEP, based on deadline extension."

Sussex County recently submitted a request for an extension. DEP has not released an official response yet, but the anticipated due date of the Sussex County Wastewater Management Plan is July 2010.

#### G3: Financing Transportation Infrastructure

The county should explore alternative methods for financing infrastructure improvements, such as Transit Development Districts and (TDD's), Transportation Improvement Districts (TIDs) and Tax Incremental Financing (TIF). The County should encourage municipalities to utilize these tools.

After discussion OSG and State Agencies changed the deadline to ongoing. The County will coordinate with OSG and State Agencies as municipalities come through the Plan Endorsement Process.

#### G1: Goods Movement

The Mobility Plan and/or Strategic Growth Plan shall incorporate a strategy for dealing with retail, commercial or truck freight traffic along state, county and municipal roadways and railways as it relates to existing and future land use patterns. It should comprehensively analyze freight issues including local deliveries and issues relating to warehouse concentrations.

After discussion OSG and State Agencies changed the deadline to ongoing. The County will work with OSG and State Agencies on goods movement strategies as municipalities go through the Plan Endorsement Process.

#### A5: Carrying Capacity of Centers

Provide further detail as to the carrying capacity of centers and nodes identified in the Strategic Growth Plan.

After discussion OSG and State Agencies changed the deadline to ongoing. The County will work with OSG and State Agencies on determining the carrying capacity of centers as municipalities go through the Plan Endorsement Process.

### **Items that will require additional State Agency Coordination and Assistance**

I2: Work with the EDA to create a County business development and expansion program.

#### A4.1: Designation of growth areas (existing commercial and industrial nodes)

Provide technical assistance to municipalities in defining node boundaries based on environmental constraints and infrastructure capacity.

A4.2: Designation of growth areas (existing commercial and industrial nodes)

Provide technical assistance to municipalities in completing planning documents needed to achieve consistency with the State Plan.

B2: Municipalities to revise zoning outside of Centers to prohibit uses and development that would adversely affect environmentally sensitive features including "no net loss of habitat value", be to the detriment of agricultural viability or generally encourage sprawl in those areas. Provide technical assistance to municipalities.