

Stafford Township - Planning and Implementation Agreement (**DRAFT 3/14/07**)

Subject	#	Activity	Local Effort	State/County Assistance	Timetable (MM/DD/YY)
General	A1	CAFRA Center Boundary, revised planning area boundaries	Township to 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 assistance	20 days prior to adoption by township
General	A2	Management area changes in Pinelands National Reserve	The Township will submit to the Pinelands Commission, with a copy to DEP and OSG, a completed application to amend its certified master plan and land use ordinances for that portion of the Township located within the Pinelands National Reserve but not located 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 in the submission to the Pinelands Commission. 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	7/18/07
General	A3	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	9/1/07
General	A4	Plan Endorsement review	By March 28, 2008 and biennially thereafter, Stafford 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). Pursuant to N.J.A.C. 5:85-7.12(c), the first review is scheduled for one year after Endorsement due to significant PIA items that must be adopted within that timeframe.		3/28/08 and ongoing
General	A5	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
General	A6	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	90 days after new rules and guidelines are adopted
Land Use & Zoning	B1.2	Master Plan update	Update Master Plan so that it is consistent with the revised Center and Planning Area boundaries and related State Plan criteria. The Master Plan should also include the Stafford Business Park redevelopment area in its analysis.	OSG	7/18/07
Land Use & Zoning	B1.1	Draft Land Use Plan	Work with OSG and DEP to resolve any significant consistency issues in the draft plan prior to Plan Endorsement.	OSG, DEP	4/1/07

Land Use & Zoning	B2	Master Plan update	The Master Plan should incorporate growth projections that the Township used in its Plan Endorsement and COAH petitions. If there are significant revisions, the Township shall inform OSG and COAH and provide justification.	COAH and OSG	7/18/07
Land Use & Zoning	B3	General zoning update	Manage growth within Regional Center through zoning, density controls, and ensuring consistency with the existing sewer service areas.	DEP and OSG	12/31/07
Land Use & Zoning	B4	General zoning update	Continue coordination with Pinelands Commission; ensure preservation and conservation of PA5, lower density in PA4, and medium density of mixed uses in PA2.	Pinelands Commission, OSG	12/31/07
Land Use & Zoning	B5	Interim zoning update	The Township will revise any zoning and redevelopment plans for areas outside the Center and Suburban Planning Area to prohibit uses and development that would adversely affect the environmentally sensitive features in those areas.	DEP and OSG	7/18/07
Land Use & Zoning	B6	Regulations	Ordinances for zoning, resource protection, and site plan and subdivision review revisions shall provide for the implementation of appropriate environs protection measures.	DEP and OSG	7/18/07
Housing	C1	Affordable housing	File a petition with COAH for substantive certification.	COAH	180 days after resolution of COAH third round rules
Housing	C2	Affordable housing	Ensure appropriate levels of affordable housing through implementation of COAH-certified Housing Plan.	COAH	Ongoing
Housing	C3	General	Provide for areas of concentrated growth, including senior and affordable housing accessible to basic public and retail services, primarily in the Centers and Pinelands Regional Growth Area.	OSG and COAH	7/18/07
Redevelopment	D1	Stafford Business Park	Implement Stafford Business Park Redevelopment Plan.	Pinelands Commission, OSG, DOT, COAH	Ongoing
Open Space & Recreation	E1	Open Space & Recreation Plan update	Produce open space & recreation element for Master Plan to ensure provision of accessible regional- and neighborhood-level open space and recreation facilities to serve existing population and new growth. The plan must identify and examine open space and recreation resources important to the municipality, and map out an implementation strategy to protect, manage and improve them.	DEP	7/18/07
Open Space & Recreation	E2	Open Space	Continue to preserve and acquire open space parcels through open space trust funds and Green Acres Program.	DEP and Ocean County	Ongoing
Environmental Resources	F1	Stormwater Management	Review and evaluate changes to Stormwater Management Regulations	DEP and Ocean County	7/18/07
Environmental Resources	F2	C1 Waterways	Designate C1 status for Mill Creek and other appropriate waterbodies.	DEP	9/24/07

Environmental Resources	F3	Wellhead Protection Plan	Create and implement a Wellhead Protection Plan to protect water supply wells. The Wellhead Protection Plan shall manage potential sources of contamination and threatening activities that occur within a source water protection area. Plans shall include delineation of the source water protection area, an inventory of known and potential contamination sources, a determination of water supply system susceptibility to these contaminants, public outreach and education about threats, implementation measures to prevent, reduce or eliminate threats, and contingency planning strategies to address with water supply contamination or service interruption emergencies. Source Water Protection Plans can be developed for the protection of either groundwater supplies of drinking water, wellhead protection areas or surface water supplies, intakes and reservoirs and their drainage.	DEP	3/28/09
Environmental Resources	F4	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.	DEP	5/27/07
Environmental Resources	F5	Habitat Conservation Plan	The Habitat Conservation Plan specifies conservation requirements and implementation measures to fully mitigate any incidental take of the suitable habitat of state-listed Endangered or Threatened species. Conservation Plan requirements may include a mix of options that include the creation, enhancement, restoration, acquisition or preservation of habitat and/or monetary contributions for these purposes.	DEP	3/28/10
Environmental Resources	F6	Water Conservation Plan	Prepare and implement Water Conservation Plan to: <ul style="list-style-type: none"> • reduce water consumption levels • reduce the loss and waste of water • improve efficiency in the use of water • increase recycling and reuse in the water supply • extend the life of current water supplies by reducing the rate of growth in demand 	DEP	3/28/09
Environmental Resources	F7	Stream Corridor Protection Plan	The Stream Corridor Protection Plan shall establish the basis for a municipal Stream Corridor Protection Ordinance. The plan shall consider all waterways within or forming the boundary of a municipality and any State-required stream setback, wetland transition area, and riparian buffer. The plan shall also: <ul style="list-style-type: none"> • establish a comprehensive waterways map which will denote the standard limits of construction disturbance for each waterway based upon the best currently available information. • identify areas where existing or proposed development patterns conflict with and any State required stream setback, wetlands transition area, and riparian buffer. • provide for a systematic procedure to allow for alternative stream corridor construction setbacks based on an evaluation of the specific stream corridors in the study area to determine the extent of the features critical to supporting the functions of a healthy riparian buffer for the stream corridors in question and the requirements of applicable State statutes and regulations. • identify and prioritize locations for rehabilitation of areas with disturbed stream corridors. 	DEP	3/28/09
Transportation & Circulation	G1	Circulation Plan Update	Update circulation plan to incorporate concepts and standards from DOT's Mobility and Community Form guidelines.	DOT*	7/18/07

Transportation & Circulation	G2	Integrated Transportation - Land Use	Selectively accommodate commercial development as appropriate in the Route 9 and Route 72 Corridors in a manner consistent with compact, mixed use patterns that enhance transportation mode choice and maximize the efficiency of the existing roadway network by distributing traffic more evenly among state, county and local roadways. Future planning in the Route 9 and 72 corridors principally will center on revitalization, redevelopment and infill development. The vision for these corridors should emerge in concert with the work of the related corridor studies.	DOT*	Ongoing
Transportation & Circulation	G3	Integrated Transportation - Land Use	Implement strategies identified in the Route 9 Corridor Study to alleviate traffic congestion, reduce accident rates, improve traffic calming, and support mixed-use commercial development.	DOT*	3/28/10
Transportation & Circulation	G4	Pedestrian	Increase pedestrian connectivity between parks, and open space, residential neighborhoods and commercial centers.	DOT*	Ongoing
Transportation & Circulation	G5	Strategic improvements	Implement roadway and intersection improvements on Routes 9 and 72 in conjunction with G1, G2.	DOT*	3/28/10
Transportation & Circulation	G6	Road capacity / buildout analysis	Prepare an analysis to determine whether enough capacity exists on the state highways and their immediately adjacent roadway network to accommodate the traffic generated by build-out based upon the current zoning.	DOT*	7/18/07
Transportation & Circulation	G7	Goods movement	As part of Circulation Plan update, incorporate a strategy for dealing with retail, commercial or truck freight traffic along state, county and municipal roadways as it relates to existing and future land use patterns.	DOT* in conjunction with Route 9 Study	7/18/07
Transportation & Circulation	G8	Transportation Demand Management (TDM)	As part of Circulation Plan update, incorporate a strategy to utilize transportation demand management (TDM) measures for trip reduction where applicable, such as ridesharing, vanpooling, transit and park-and-rides.	DOT* in conjunction with Route 9 Study	7/18/07
Transportation & Circulation	G9	Improved Pedestrian Crossings	Partner with NJ DOT to improve pedestrian crossings at key nodal locations on Route 9.	DOT*	Ongoing
Transportation & Circulation	G10	Access Management	Partner with NJ DOT to create an Access Management Plan along the Route 9 Corridor. The Township will incorporate any necessary changes to the Township's Zoning Ordinance so that it is in conformance with the Highway Access Code for lands adjacent to Route 9. The Township will also conditionally approve subdivision and site plans based on consistency with the requirements of the Highway Access Code. The Township will also undertake a capacity analysis that addresses traffic generation under build-out scenarios for current zoning and proposed redevelopment.	DOT* in conjunction in Route 9 study	9/28/08
Infrastructure	H1.1	Wastewater Management Plan	Update Wastewater Management Plan annually to ensure sewer service area is consistent with designated growth areas.	DEP, Ocean County	Annual
Infrastructure	H1.2	Draft Wastewater Management Plan	Work with DEP to resolve any significant consistency issues in the draft plan prior to Plan Endorsement.	DEP	4/1/07

Infrastructure	H2	Wastewater Management Plan	Submit to Ocean County an amended Wastewater Management Plan for Central Ocean County that accommodates new development and redevelopment within the limits of the Center and Planning Area 2 and removes lands that are outside these areas from the sewer service area limits, unless already served by existing sewer connections or have a documented pre-existing sanitary health problem due to on-site wastewater disposal. The updated Wastewater Management Plan must be noticed for approval by DEP prior to CAFRA center designation.	Ocean County	7/18/07
Infrastructure	H3	Wastewater Management Plan		DEP review and action on the amended Wastewater Management Plan	6 months after County submits to DEP
Infrastructure	H4	Sewer & Water Connections	Provide sewer and water connections as needed within the Center and Planning Area 2, and also in outside existing developed areas such as Mayetta if public health and safety issues arise (e.g. from failed septic systems).	DEP	Ongoing
Infrastructure	H5	Septic Management Plan	The Septic Management Plan shall establish the strategies and implementation measures necessary to ensure that septic systems are properly maintained and that new systems are located, designed, installed and maintained in accordance with State statute and regulation so as to protect ground water quality and to ensure the continuing viability of this means of wastewater management.	DEP	3/28/09
Urban Design / Sense of Place	I1.1	Revitalization	Identify areas for economic revitalization within Regional Center.	OSG	12/31/07
Urban Design / Sense of Place	I1.2	Revitalization	As any new redevelopment, infill and/or rehabilitation opportunities arise, work with OSG to plan for high-quality design and development consistent with other elements of this PIA.	OSG and interagency teams (DOIT, BRIT)	12/31/09
Urban Design / Sense of Place	I2	Historic Preservation Plan	As part of the new Master Plan, prepare and adopt a Historic Preservation Plan based upon a Cultural Resources Inventory.	DEP and OSG	7/18/07
Urban Design / Sense of Place	I3	Historic Preservation Plan	Adopt a historic preservation ordinance that sets forth a process for designation and protection of historic sites and districts. The ordinance must articulate the design guidelines or standards for regulating these properties in order to prevent their unauthorized loss, alteration, or demolition, and where applicable, empower a local historic preservation commission to administer the Historic Preservation Plan. See N.J.S.A. 40:55D-28.	DEP and OSG	3/18/07
Emergency Planning	J1	Inter-municipal coordination	Coordinate hazard mitigation and evacuation planning with Long Beach Island municipalities. This activity should include consideration of strategic improvements on Route 72 as well as appropriate land use planning along the corridor.	NJ State Police, DOT, OSG	Ongoing

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

