

Planning and Implementation Agreement

| 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 | A3 | 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 | A2 | 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 | 4/18/07 |
| General | A4 | Plan Endorsement review | By January 18, 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. | | 1/18/08 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 |
| Land Use & Zoning | B1 | 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 | 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 provide justification. | COAH and OSG | Ongoing |
| Land Use & Zoning | B3 | General zoning | Manage growth within Regional Center and Mayetta boundaries through zoning, density controls, and ensuring consistency with the existing sewer service areas. | DEP and OSG | Ongoing |
| Land Use & Zoning | B4 | General zoning | 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 | Ongoing |
| Land Use & Zoning | B5 | Interim zoning | 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 | Ongoing |
| 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 | 7/18/07 |
| Redevelopment | D1 | Stafford Business Park | Implement Stafford Business Park Redevelopment Plan. | Pinelands Commission, OSG, DOT | 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 for Mill Creek and other waterbodies. | DEP | 7/18/07 |
| Environmental Resources | F3 | Wellhead Protection Plan | Review existing Wellhead Protection Plan for conformance with the new Master Plan. | DEP | 2 years |
| 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 | 3/18/07 |
| Environmental Resources | F5 | Habitat Conservation Plan | As part of the Township's NRI, review conservation requirements and implementation measures to fully mitigate any incidental take of the suitable habitat of state-listed Endangered or Threatened species. | DEP | Ongoing |
| Environmental Resources | F6 | Water Conservation Plan | As part of the Township's NRI, review policies to 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, and extend the life of current water supplies by reducing the rate of growth in demand. | DEP | Ongoing |
| Environmental Resources | F7 | Stream Corridor Protection Plan | Review Township's Stream Corridor Protection Plan for conformance with new Master Plan. | DEP | Ongoing |
| 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* | 7/18/07 |
| 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* | 2 years |
| 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* | Ongoing |

| | | | | | |
|-------------------------------|-----|--|--|---|--------------------------------------|
| 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* | |
| 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, in conjunction with the Route 9 Corridor Coalition. | DOT* in conjunction in Route 9 study | Ongoing |
| Infrastructure | H1 | Wastewater Management Plan | Update Wastewater Management Plan annually to ensure sewer service area is consistent with designated growth areas. | DEP, Ocean County | Ongoing |
| 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 | discuss w Twp |
| 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 Planning Area 2 and the Center. | 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 | 2 years |
| Urban Design / Sense of Place | I1 | Redevelopment | As any new redevelopment opportunities arise, work with OSG to plan for high-quality design and development consistent with other elements of this PIA. | OSG and interagency teams (SGPR, BRIT) | Ongoing |
| Urban Design / Sense of Place | I2 | Historic Preservation Plan | As part of the new Master Plan, prepare a Historic Preservation Plan based upon a Cultural Resource Inventory, and be adopted as part of a municipal master plan. | DEP and OSG | 7/18/07 |
| Emergency Planning | J1 | Inter-municipal coordination | Continue ongoing coordinated hazard mitigation and evacuation efforts with Long Beach Island municipalities in accordance with Route 72 Emergency Management Plan. | 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. The Township's ability to meet certain timeframes noted in the PIA is dependent on securing funding for the related activity from applicable county, state or federal agencies.