

SANDYSTON ACTION PLAN

Adopted by the State Planning Commission on _____

Item No.	Subject	Inconsistency	Action Item	Deliverable	Assistance	Due Date?
For Interim Center 1	OPA	The center boundaries may require revision based on a range of factors, including the presence of environmentally sensitive features and design that corresponds with the community vision.	Participate in center negotiations with State agencies.	Center Boundaries	OPA staff will facilitate this meeting and produce the shapefiles necessary.	
For Interim Center 2	OPA	Residential subdivisions pose the greatest threat to environmental, cultural and historic resources in the Township. The Township must determine how to cluster/reduce the growth potential in the RB, RA and RC zones.	Negotiations with OPA, DEP and AG resulting in clustering or a reduction of potential units in the RA, RB and RC zones. Please see the Sussex County Strategic Growth Plan for Guidance. Page 17 provides examples of how this can be done. "...a municipality with residential densities in the rural agricultural landscape of six acres or less per home may wish to concentrate development on a particular parcel as the sending parcel may contain important natural or cultural resource elements which would be adversely affected by development of any kind. Development in the environs should be restricted to not more than one-half that otherwise permitted through zoning. All or the remaining portion of the available development potential could be transferred to other lands located in a center.	Work with DEP, OPA and the County to develop a strategy to cluster density in the RA, RB and RC zones at appropriate locations in the HUC(s). The Township's chapter of the WMP should reflect this strategy.	If DEP and the County do not provide the assistance necessary to achieve this objective then the item will not be required for endorsement.	
For Interim Center 3	OPA	Goal 15 of the 2008 Master Plan is, "To promote consistency with the Sussex County Strategic Growth Plan and the SDRP by obtaining Plan Endorsement from the State Planning Commission for the designated centers of Layton and Hainesville, encouraging high density mixed use development in these centers, and pursuing the necessary infrastructure to support these centers. Page 23 of the Master Plan states, "There are three Village Districts recommended to provide for mixed use commercial, office, services, light industrial and residential needs. While the Village Districts promote a more compact mixed use development pattern, public sewer and water systems are not provided, nor planned for at this time." After reading the master plan, it's unclear if the Township is committed to planning for public water and sewer systems in the centers.	Clarify the goals in the Master Plan	Updated Master Plan Element		
For Interim Center 4**	DEP	The Center includes environmentally sensitive land.	Environmental Assessment ordinance (prior to Plan Endorsement);	Adopted Environmental Assessment Ordinance	DEP will provide a model assessment ordinance to the Township.	
For Interim Center 5	OPA	The Board needs a zoning ordinance consistent with the vision that enables the Board to justify their response to applicants.	The ordinance must provide the enough detail for the Land Use/Planning Board to make accurate, predictable decisions that support the municipal vision.	Design Guidelines	OPA staff will provide various models and strategies that the Township may utilize.	

For PE 1	OPA	The 2008 master Plan states, "More than one use should be allowed per lot and design standards (including signage) should be applied to provide harmony of design in the Village Districts." These standards should be in place so that any new development will conform to the Township's preferred design scheme.	Center Design guidelines that apply to negotiated centers.	Updated Zoning Ordinance	OPA staff has many samples that the Township may utilize and customize base on their preferences.	
For PE 2	DOT	The Township's zoning may produce more development and vehicular trips, potentially exceeding the capacity of Route 206.	The Township needs to demonstrate compliance with Municipal Land Use Law (MLUL) provision that zoning along the state highways conform to the State Highway Access Management Code.	Updated Zoning ordinance Traffic calming without creating unworkable bottlenecks	The Town may request technical assistance from the DOT in determining whether any non-conforming uses currently exist.	
For PE 3	DOT	Transportation Issues exists that have not been accounted for in the Township's planning documents.	Township officials mentioned transportation problems that are not reflected in the circulation element. The Township is participating in NJDOT's Local Planning and Transportation Assistance Program. The results from this work should be incorporated into a circulation element, parking ordinances and the official map as appropriate.	Updated Circulation Element	The Township is presently receiving assistance from DOT.	
For PE 4**	DEP	The Township does not have a water conservation Ordinance.	Water Conservation ordinance (prior to Plan Endorsement);	Adopted Water Conservation Ordinance	DEP will provide a model conservation ordinance to the Township.	
For PE 5**	DEP	State Agencies would like to make sure the Township's ROSI is consistent with the State Database and shapefiles.	Submit ROSI and GIS shapefile for coordination.	ROSI and Shapefile	This is just a submission, there is no analysis needed.	
For PE 6**	AG	Items required for PIG funding	appointed by mayor, approved by the governing body, answers to the planning board---have town council call SADC attorney---to see if council members can be on the AGC	Resolution adopting the Agricultural Advisory Committee	The Department of Agriculture will provide technical assistance.	
For PE 7**	AG	Items required for PIG funding	Establish and maintain a dedicated source of funding for farmland preservation or an alternative means of funding for farmland preservation. It can be a budget line item. It does not have to be an ongoing tax.	Funding Mechanism	The Department of Agriculture will provide technical assistance.	
For PE 8**	AG	Items required for PIG funding	Have in place an adopted Agriculture Retention Plan, that includes the components required for the Farmland Preservation Plan element of the Master Plan as outlined in the MLUL (N.J.S.A. 40:55D-28b(13)). The County plan can be used as the basis for this plan.	Agretention Plan examples: http://www.nj.gov/agriculture/sadc/home/genpub/comprehensiveplans.html	The Department of Agriculture will provide technical assistance.	
For PE 9**	AG	Items required for PIG funding	http://www.nj.gov/agriculture/sadc/rtfprogram/resources/modelrtfordinance.pdf	Updated Right to Farm Ordinance	The Department of Agriculture will provide technical assistance.	

**These items have been requested by State Agencies but are still subject to negotiation and may be removed.