

BOROUGH OF CAPE MAY POINT - DRAFT ACTION PLAN

Adopted by the State Planning Commission on July 16, 2008

Italics = DEP CAFRA Requirements

Item No.	Subject	Action Item	Deliverable	Timetable (Days)	State Review Deadline
A1	State Plan Policy Map	Cape May Point Borough meets the Village Center Criteria described in the State Plan. The Village Center Boundary shall be consistent CAFRA Mainland Coastal Center Boundary, the Sewer Service Area, and the Coastal Zone Management Rules. The Borough shall work with OSG and state agencies to finalize the boundaries of the Center and any Historic and Cultural Sites. Cape May Point Village Center boundaries shall exclude beaches and dunes. Defined as Special Areas under the Coastal Zone management Rules, beaches and dunes are not appropriate to include within a community development boundary. Cape May Point has taken aggressive action to protect its beaches and dunes, and excluding them from the center will support of the Borough's future shore protection efforts. State Agencies will work together to ensure compliance with the Public Access Rules, Uses, the Water Quality Management Rules, and the SDRP.	Shape Files and Center Criteria Table	1 year after Action Plan is adopted by SPC (7/16/09)	45 days post submission (8/30/09)
B1	Updated Fair Share Plan *	COAH's third round substantive rules list Cape May Point's prior round obligation as 34 new construction units; which was reduced by COAH to a zero-unit realistic development potential and a three-unit rehabilitation obligation in a January 5, 1999 grant of substantive certification. However, Cape May Point must still provide a realistic opportunity to capture unmet need. The housing element and fair share plan shall be updated to reflect COAH's new third round rules. Cape May Point will be required to petition COAH with a revised plan by December 31, 2008. Cape May Point is encouraged to work with adjacent municipalities to accommodate their affordable housing obligation. COAH will work with Cape May Point to determine if a waiver can be developed, so that Cape May Point's obligation will not be affected by teardowns that occurred in order to comply with FEMA regulations.	Fair Share Plan	12/31/2008	45 days post submission (2/14/09)
C1	Community Facilities Map	Create a community facilities map (including types of buildings and services, with parks, cultural services, etc.) OSG will assist. This map shall be consistent be Hazard Mitigation Rules.	Community Facilities Map	180 days after the Action Plan is adopted by the SPC. (1/12/09)	45 days post submission (2/26/09)
C2	Water Supply & Buildout Clarification	The Borough shall provide documentation that water supply capacity exists for the amount of growth detailed in the endorsed Master Plan. Cape May Point has provided several build-out scenarios for the Borough. For example, the MP 2006 (page 4) suggests that current zoning would allow for an additional 104 homes within the Borough. The MP 2006 also states that there were 618 homes in the Borough as of 1997. According to the ERI (page 87), the planning limit for the Borough is 759. 104 additional homes and 618 current homes is 722 homes, not 759. Additionally the projection for Cape May Point is 778 dwelling units (ERI page 87). The Borough shall determine the number of units that could be built and determine if capacity is available for these additional units. This capacity must identify existing and proposed water supply sources. For existing public water sources, identify the available approved allocations and firm capacity. In addition, the Borough must identify local water conservation measures required to ensure efficient use of available resources and methods to be used to promote wastewater reuse.	Amended NRI & Master Plan consistent with the 1996 Water Supply Plan.	90 days after Action Plan is adopted by SPC (10/14/2008)	45 days post submission (11/28/2008)
D1	Coastal Consistency Statement	<i>The Borough 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.</i>	Coastal Consistency Statement	90 days after Action Plan is adopted by SPC (10/14/2008)	45 days post submission (11/28/2008)

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D2	Wastewater Management Plan *	A WMP, in coordination with Cape May County, that covers Cape May Point shall be prepared and submitted to NJDEP in accordance with the Coastal Zone Management Rules and the new Water Quality Management Planning Rules (N.J.A.C. 7:15).). <u>Cape May Point MUST ensure that the WMP is consistent with their petition for plan endorsement, regardless of the designee.</u> A WMP guides the implementation of a township-wide wastewater management strategy. The Plan establishes sewer service areas and septic densities, ensures that the capacities of water supply and treatment infrastructure are matched and directs the implementation of other water quality protection measures. Please see the PIA for implementation measures.*	Approvable Wastewater Management Plan	In the event that Cape May County chooses to remain the designee for Cape May County Water Quality Management Plan, Cape May Point's chapter shall be submitted by April 2009. (9 months after the effective date of the rule.) If Cape May County chooses to abdicate responsibility Cape May Point has 30 days to request revision to become the designee. Cape May Point has 90 days after DEP's approval of the designee reassignment (the adoption of N.J.A.C. 7:15-5.13b) to submit its WMP chapter to the New Jersey Department of Environmental Protection –Division of Watershed Management.	
D4	Water Conservation Measures	The City shall submit a narrative that highlights all of their water conservation strategies to ensure the City has proper water conservation measures in place. If inconsistencies exist or if additional measures are needed, these can be addressed in the PIA. Please see the PIA for implementation measures.	Narrative	90 days after Action Plan is adopted by SPC (10/14/2008)	45 days post submission (11/28/2008)
D5	Habitat Protection Strategy	The City shall submit a narrative that highlights all of their habitat protection strategies to ensure the City has proper habitat protection measures in place. If inconsistencies exist or if additional measures are needed, these can be addressed in the PIA. Statement of purpose in the landscape ordinance. Please see the PIA for implementation measures.	Narrative	90 days after Action Plan is adopted by SPC (10/14/2008)	45 days post submission (11/28/2008)
*The Wastewater Management Plan and Housing Element/Fair Share Plan must be closely coordinated to ensure that opportunities exist to provide affordable housing within the sewer service area and that sewer service areas provide adequate affordable housing opportunities.					