

# West Cape May Planning and Implementation Agreement

Endorsed by the State Planning Commission (SPC) on April 18, 2008. Edits were made by the Commission on July 15, 2009.

Item No.	Subject	Action Item	State/ County Assistance	Township Deadline
A1	Plan Endorsement Review	In January 2009, West Cape May shall submit a report to NJOSG and the public concerning the terms of this PIA and related efforts pursuant to NJAC 5:85-7.12(c). Specifically, West Cape May will update the SPC on the progress of the <u>Wastewater Management Plan, Critical Environmental Sites, and the environmental ordinances.</u>	NJOSG, Cape May County (CMC), DEP	Jan-09
A2	Intergovernmental Coordination	Coordinate with planning efforts of adjoining municipalities, the County, State and region concerning: regional planning related to, transportation, economic development, tourism, natural resource protection, open space and recreation.	NJOSG, Cape May County (CMC), DOT, DEP	2 years post endorsement
B1 (NPE_R)	Update the Land Use Map	CAFRA center boundaries and planning areas shall be consistent with plan endorsement and wastewater management plan. Define land use by acreage, including developable land, undeveloped land, developed land, different types of housing, (housing densities per acre) agriculture, forested lands, recreational land, and land used for commercial purposes. The existing land use inventory, whether in this table or accompanying text, should provide a palette of the standard land use colors: Office: Reddish Brown, Retail: Red, Heavy Industry: Dark Purple, Light Industry, Distribution and Warehousing: Light Purple, Parks/Open Space: Green, Multifamily: Orange, Single Family: Yellow, Public Institutional: Sky Blue, Vacant: White, Water: Blue, Agriculture and Preserved Farmland: Bright Green, Mixed Use: Diagonal Stripes of <del>above colors</del>	OSG, Cape May County	<del>180 days post endorsement and 45 days prior to cafra center notice</del> —This map will be created during the preparation of the Economic Element of the Master Plan. Deadline extended until April 2010.
B2 (NPE_R)	Update Zoning Map	Must Correspond to the Master Plan, Wastewater Management Plan, and the SDRP, including centers and planning areas.	OSG	180 days post endorsement
B2.5	Update Zoning Map	In addition to the Wastewater Managed Plan and SRDP, the Zoning map must Correspond to Coastal Planning Areas	DEP	45 days prior to CAFRA center notice
B3 (NPE_R)	Community Facilities Plan & Map	A community facilities plan will need to be created if the municipality is expanding and creating facilities. In West Cape May, this map could also be tailored to for tourists and seasonal visitors, who might not be aware of available community facilities and events.	OSG, DEP	<del>180 days post endorsement</del> The map of Community Facilities is included – the Community Facilities Element narrative for the Master Plan to be reviewed by engineering and the Planning Board for adoption in September. Deadline extended until October 2009.
C1	Affordable housing	Revise petition as necessary pursuant to any relevant COAH rule changes resulting from the January 2007 Appellate Court decision or local litigation.	COAH	TBD
C2	Affordable housing	Demonstrate that local zoning and subdivision requirements ensure levels of affordable housing as required through implementation of COAH certified Housing Plan.	COAH	180 days post resolution of COAH third round rules
C3	Affordable housing	Establish Municipal Housing Liaison and Administrative Agent as required by COAH.	COAH	181 days post resolution of COAH third round rules
D1	Environmental Protection and Sustainable Development	Develop and adopt a municipal requirement that establishes an Environmental Assessment process. This process must result in the identification of the nature and extent of natural or man-made features on-site or on adjacent properties such as wetlands, flood hazard areas, vegetation, and wildlife habitats and other areas of environmental sensitivity where <del>a parcel or project is proposed for development or redevelopment.</del>	DEP/OSG	180 days post endorsement and 45 days prior to CAFRA center notice
D2	Environmental Protection and Sustainable Development	Develop and adopt a set of municipal requirements that establish a predictable set of development standards designed to protect water quality and wildlife habitat where environmental features identified during an Environmental Assessment are identified on or adjacent to a property proposed for development or redevelopment.	DEP/OSG	180 days post endorsement and 45 days prior to CAFRA center notice
D3	Open space	Continue to preserve and acquire open space parcels through open space trust funds, Green Acres program, and other sources as available. Prioritize acquisitions of parcels by considering size, location relative to existing or planned acquisitions, environmental sensitivity, and habitat value.	DEP, CMC, Private and Corporate Trusts	ongoing
D4 (NPE_C)	Habitat Conservation Plan	Conservation Plan requirements may include a mix of options that include the creation, enhancement, restoration, acquisition or preservation of habitat and/ <del>monetary contributions for these purposes.</del>	DEP	2 years post endorsement
E1 (NPE_R)	Board of Education 5-Year Facilities Plan	School should be appropriately sited. Where possible they should be within walking distance from students. Walking paths or sidewalks should be located away from fast moving traffic to accommodate younger students.	DOE	<del>2-years post endorsement</del> —The plan won't need to be submitted to the Department of Education until 2013.

F2	Pedestrian	Increase pedestrian connectivity between parks, open space, parking lots, the downtown, Boardwalk, and residential neighborhoods.	DOT, CMC	2 years post endorsement
G1 (NPE_C)	Economic Plan	The economic plan shall estimate the square footage of the existing, approved, and planned supply of various types of commercial space. Supply should be measured against demand, whether it is the growth of a particular sector or the customer base for retail. The economic plan shall also inventory opportunities for redevelopment and rehabilitation, including brownfields and greyfields sites, to prioritize the reuse of existing under utilized or vacant developed vacant space. As new redevelopment, infill and/or rehabilitation opportunities arise, plan for high quality design and development consistent with principles of new urbanism and other elements of this PIA. Identify areas for economic revitalization and develop appropriate plans, to encourage "Communities of Place", investigate funding sources.	OSG, OEG, EDA	2 years post endorsement
G2	Agricultural Development	In order for agriculture to continue to thrive in West Cape May, products have to be effectively marketed. The municipality shall consider strategies to encourage local consumption of agricultural products produced in West Cape May.	EDA, AG	ongoing
H1 (NPE_R)	Wastewater Management Plan	The Borough agrees that it will submit an updated wastewater management plan amendment consistent with NJDEP rules or the Cape May County Wastewater Management Plan and the plan endorsement.	DEP/CMC	45 days prior to the date of publication of the Notice of CAFRA Center designation by NJDEP
H3 (NPE_R)	Stream Corridor Protection Plan & Ordinance	This plan will establish a waterways map considering all waterways within or forming the boundary of a municipality and any state required setback, wetland transition area, riparian buffer, and the standard limits of construction disturbance for each waterway based on current information. The plan should identify present development that conflicts with the state required setbacks, wetlands transition areas, and riparian buffers, as well as identify locations with disturbed corridors and rehabilitation of these corridors. Additionally, plans should be consistent with the plans of neighboring municipalities that share stream corridors; cooperation and collaboration between municipalities that have stream corridors in common is critical.	DEP	<del>45 days prior to the date of publication of the Notice of CAFRA Center designation by NJDEP</del> extended until January 2010
H4	Coastal Consistency Statement	The town must submit a revised coastal consistency statement that accurately reflects actions taken by the town that demonstrate consistency with coastal zone management rules		45 days prior to the date of publication of the Notice of CAFRA Center designation by NJDEP
I1	Intermunicipal coordination	Coordinate hazard mitigation and evacuation planning with adjoining municipalities.	Police Department, DOT, OSG, CMC	ongoing
R1 (NPE_R)	Recycling statement of consistency	The petition shall include a statement of consistency with the County Solid Waste Management Plan, including municipal strategies to achieve the State's Recycling Goals and reduce municipal solid waste. The statement shall include: <ul style="list-style-type: none"> <li>• Provisions for collection;</li> <li>• Disposition and recycling of mandatory recyclable materials;</li> <li>• Disposition and recycling of construction and demolition waste;</li> <li>• Educational strategies for businesses and residents;</li> <li>• Provisions for the disposal of household hazardous waste;</li> <li>• Strategies to reduce and reuse waste</li> <li>• Provisions for the disposal of universal waste.</li> </ul>	DEP	<del>1-Year post endorsement</del> Borough and Cape May County are working together to unify language in the Borough Plan to reference the County Solid Waste Management Plan. Deadline extended until October 2009.