

SPARTA TOWN CENTER
SPARTA TOWNSHIP, SUSSEX COUNTY, NJ
PLANNING AND IMPLEMENTATION AGENDA – June 2003

<p>The design of this site and designs throughout the Town Center should seek to mix uses & activities as closely & as thoroughly as possible; develop, adopt & implement design guidelines; create spatially defined, visually appealing & functionally efficient places in ways that establish an identity; design circulation systems to promote connectivity; maintain an appropriate scale in the built environment; and redesign areas of sprawl.</p>	<p>Township to continue to support this SDRP policy relative to this center and any future centers that may be proposed through Plan Endorsement.</p>	<p>SPC to continue to review effectiveness of this policy to support center-based growth with a goal of encouraging and supporting positive human-scale community design.</p>	<p>Ongoing</p>
<p><i>Housing</i></p>	<p><i>LOCAL EFFORT</i></p>	<p><i>STATE/COUNTY ASSISTANCE</i></p>	<p><i>TIMEFRAME</i></p>
<p><u>Town-wide</u> Establish a housing rehabilitation program.</p>	<p>Coordinate with housing code enforcement; coordinate with local banks; process applicants and administer program.</p>	<p>Technical and financial assistance from DCA and HMFA such as the 100% mortgage program.</p>	<p>Ongoing</p>
<p><u>Town-wide</u> Develop methodology to monitor home conversion activity throughout Sparta.</p>	<p>Coordinate information from local agencies involved with construction and health.</p>	<p>SSPD, SCHD.</p>	<p>Fall 2003</p>
<p>Support the Fair Housing Act through compliance with COAH certification.</p> <p>1. Support the construction Makor/Round Top at Sparta 120 Town House units including 24 low and moderate-income units.</p> <p>2. Support the construction of a senior Housing project with 34 apartment units with cash contribution to Trust Fund.</p> <p>3. Support construction of other COAH approved sites.</p>	<p>COAH Certification granted December 6, 2000.</p> <p>1. Preliminary Site Plan granted February 19, 2003.</p> <p>2. Preliminary and Final Site Plan granted May 8, 2002.</p> <p>3. Ongoing review process by Township.</p>	<p>Approved by COAH.</p> <p>1. Pending NJDOT, NJDEP and County approvals.</p> <p>2. State and County approvals granted.</p>	<p>Completed.</p> <p>1. Start of construction anticipated summer of 2003.</p> <p>2. Under construction.</p>
<p>Identify new opportunities for Senior & Affordable Family Housing and support construction of the same within the Town Center or within new centers consistent with the SDRP policies on Senior and Affordable housing through Plan Endorsement.</p>	<p>Identify other sites for infill housing opportunities.</p>	<p>Rental Housing Incentive Finance Fund; CDBG program</p>	<p>Ongoing</p>

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<p>Rehabilitate historic homes as needed.</p> <p>Support mixed-use designs that encourage second floor apartments over retail stores within the Town Center.</p>	<p>Township or other organizations should identify needs and opportunities.</p> <p>Township ordinances to continue to support mixed-use second residential homes throughout Town Center.</p>	<p>DCA: Upstairs-downtown Mortgages; Downtown Living Initiative Program</p>	<p>Ongoing</p>
<p><i>Transportation</i></p>	<p><i>LOCAL EFFORT</i></p>	<p><i>STATE/COUNTY ASSISTANCE</i></p>	<p><i>TIMEFRAME</i></p>
<p>Promote flexible transportation design standards & flexible application of standards which take into consideration the needs of people and the design & natural characteristics of adjacent areas.</p>	<p>Township to continue to support this SDRP policy relative to this center and any future centers that may be proposed through Plan Endorsement.</p>	<p>SPC to continue to review effectiveness of this policy to support center-based growth with a goal of encouraging and supporting positive human-scale community design.</p>	<p>Ongoing</p>
<p>Develop & adhere to highway access management plans & programs that protect system capacity & provide for safe travel. Control local access to highway capacity through plans, regulations & negotiated agreements between appropriate levels of government in ways that ensure that regional needs, adequate system capacity and public health & safety are protected & minimize sprawl. Encourage parallel service roads, shared driveways & parking, and pedestrian access between neighboring uses.</p>	<p>Township to continue to support this SDRP policy relative to this center and any future centers that may be proposed through Plan Endorsement.</p>	<p>SPC to continue to review effectiveness of this policy to support center-based growth with a goal of encouraging and supporting positive human-scale community design.</p>	<p>Ongoing</p>
<p>State Highway 15 ends as an expressway within Sparta Township. Potential expansion of this expressway is "under study" by the NJDOT. Ongoing planning and continual refinement of municipal zoning in the township, should look to reinforce the land use/transportation link in the vicinity of Route 15 especially if these studies and designs continue to move forward.</p> <p>Evaluate opportunities to establish existing and new commercial-Manufacturing nodes within the PCD and ED zones in accordance with the SDRP policies on nodes through a petition for Plan Endorsement.</p>	<p>Township to through the Sussex County Strategic Growth Plan will continually refine its focus for growth and capacity issues along Route 15 recognizing the opportunities to reshape existing light-industrial-manufacturing zones into a node as per the State Plan.</p> <p>Township to continue to support this SDRP policy relative to this center and any future centers that may be proposed through Plan Endorsement.</p>	<p>OSG technical support for Plan Endorsement petition.</p> <p>SPC to continue to review effectiveness of this policy to support center-based growth with a goal of encouraging and</p>	<p>Ongoing</p>

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<p>Improve transportation systems by coordinating transportation & land-use planning; integrating transportation systems; developing & enhancing alternative modes of transportation; improving management structures & techniques; and utilizing transportation as an economic development tool.</p>		<p>supporting positive human-scale community design.</p>	
<p>Separate regional through traffic from local traffic by way of limited access bypass roads—planned to minimize sprawl & adverse impacts on adjacent communities—where alternative circulation patterns using existing roads are not feasible.</p>	<p>Promote planned limited access to Route 517 By-pass and provide connector between Main Street and the Route 517 Bypass with pedestrian streetscape improvements to provide connection to the historic Main Street of the Town Center.</p>	<p>DOT Ped. & Bike planning; Local Aid for Centers; TEA-21; NJ Tree Planting; Livable Communities; Smart growth future grants.</p>	<p>2005</p>
<p>Construct various sidewalk, bikeway and streetscape improvements including:</p> <ol style="list-style-type: none"> 1. Bikeway and walking path Phase 1. 2. Bikeway and walking path Phase 2. 3. Bikeway and walking path Phase 3. 4. Pedestrian and streetscape improvements, Main Street Phase 1. 5. Pedestrian and streetscape improvements, Lower Main Street Phase 2. 6. Pedestrian and streetscape improvements, Sparta Avenue. 7. Pedestrian and streetscape improvements, Route 181 and Mohawk Avenue to White Deer Plaza. 	<ol style="list-style-type: none"> 1. High school to County Route 517. 2. County Route 517 to Main St. & Glen Road. 3. Glen Road to White Deer Plaza in Lake Mohawk. 4. Funded and constructed by Sparta Township. 5 Design completed and bid awarded. 6. Design completed and Enhancement Grant submitted. 7. Design completed and Enhancement Grant submitted. 	<p>DOT Ped. & Bike planning; Local Aid for Centers; TEA-21; NJ Tree Planting; Livable Communities; Smart growth future grants</p> <ol style="list-style-type: none"> 1. State approved and grant funded. 2. Construction plans under State review and grant approved. 3. Not funded. 4. State no funding available. County provided some funds for road take over. 5. State no funding available. County provided funding for road take over. 6. Pending Grant. 7. Pending Grant. 	<ol style="list-style-type: none"> 1. Completion July 2003. 2. Completion July 2004. 3. Dependent upon available funding. 4. Completed. 5. Start of construction summer of 2003. 6. Dependent on Grant. 7. Dependent on Grant.

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<p>8. Pedestrian improvements, Glen Road from Main St. to Sparta Glen recreation area.</p> <p>9. Pedestrian and streetscape improvements, Route 181 jug handle to Theatre Center.</p>	<p>8. Design completed with funding.</p> <p>9. Concept Plan completed.</p>	<p>8. Funding by County.</p> <p>9. Future funding.</p>	<p>8. Construction fall of 2003.</p> <p>9. Dependent on future funding.</p>
<p>Develop and adopt a 6 year Transportation Improvement Plan, as a part of the Capital Improvements Plan. TIP to be reviewed at least every second year.</p>	<p>Municipal Council and Planning Board to review, recommend and adopt.</p>	<p>Technical assistance from DOT and County Planning Department Financial assistance from DOT.</p>	<p>Fall 2004</p>
<p style="text-align: center;"><i>Environmental Protection</i></p>	<p style="text-align: center;"><i>LOCAL EFFORT</i></p>	<p style="text-align: center;"><i>STATE/COUNTY ASSISTANCE</i></p>	<p style="text-align: center;"><i>TIMEFRAME</i></p>
<p>Build-out analysis of Sparta Town Center to determine accuracy of projected wastewater flow to be generated by the center.</p>	<p>Planning Board, Engineer to conduct and submit analysis of Town Center under current zoning ordinance.</p>	<p>DCA, DEP technical assistance</p>	<p>December 2004</p>
<p>Apply to DEP Municipal Stormwater Regulation Program for Tier A Municipal Stormwater Permit</p> <p>Evaluate and adopt changes to local plans and ordinances required by Rules.</p> <p>Develop and Adopt revised DEP-approved Stormwater Management Plan</p> <p>Develop and Adopt revised DEP-approved Stormwater Control Ordinance</p> <p>Identify the surface water quality resource classification (i.e. C1, FW2-TP) of all streams within the Township Master Plan.</p> <p>Protect, establish & maintain appropriately vegetated buffers along streams, rivers, wetlands, reservoirs & scenic waterways to protect the natural functions & quality of surface water resources. Note: Stream buffers up to 300' may be required as part of a DEP stormwater plan. Property owners within these buffer areas should be notified as part of the planning process.</p>	<p>Municipal Committee and Planning Board to prepare stormwater plan and adopt storm water ordinances pursuant to DEP NJPDES Rules.</p> <p>Township and PB to obtain data, incorporate into master plan</p> <p>Township to set goal within Storm water plan to maintain or improve existing water quality conditions in streams and groundwater.</p>	<p>OSG, SCPD, DEP. Watershed assistance grants, non-point source pollution control grants, watershed education grants.</p> <p>Green acres; Recreation and Park Department assistance.</p>	<p>Summer 2003</p> <p>Summer 2004</p> <p>Summer 2004</p> <p>Summer 2005</p> <p>2004</p>

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<p>Encourage retention of large contiguous open space and forested areas, while maintaining the State Plan's Equity Policy.</p> <p>A Greenway plan should be planned to incorporate streams, wetlands and buffers into the overall plans for the Town Center. Farmed buffers may need special consideration within these plans to be sensitive to agriculture and the adjoining natural resources.</p> <p>Develop and support a septic system management program by ordinance that requires inspections and upgrades to individual systems throughout the township.</p> <p>Delineate prime & locally important aquifer recharge areas and include them in municipal plans to protect ground water resources and improve the statewide coordination of planning efforts.</p> <p>Establish a wellhead/aquifer recharge protection program in order to insure a safe and adequate supply of potable water.</p>	<p>PB to prepare Plan</p> <p>Township to develop and adopt ordinance</p> <p>Planning Board to obtain data and adapt ordinance.</p>	<p>Eastman Kodak Greenways grants</p> <p>Grants for Local Environmental agencies; Watershed Protection grants; Watershed assistance</p> <p>DEP technical assistance</p> <p>DEP technical assistance.</p> <p>DEP technical assistance EPA grant for well-head protection.</p>	<p>2005</p> <p>2004</p> <p>Summer 2003</p>
<p>Protect & enhance water resources through coordinated planning efforts aimed at reducing sources of pollution & other adverse effects of development, encouraging designs in hazard-free areas that will protect the natural function of stream & wetland systems, and optimizing sustainable resource use.</p> <p>Manage the location & design of land uses & structures that involve the use, storage, treatment or disposal of toxic & hazardous materials to prevent contamination of ground & surface water.</p> <p>Establish the character, location, magnitude & timing of development & redevelopment based on, and linked to, the</p>	<p>Township to continue to support this SDRP policy relative to this center and any future centers that may be proposed through Plan Endorsement. Township is an active participant in the Watershed Management Area planning process for WMA 2.</p> <p>Township to continue to support this SDRP policy relative to this center and any future centers that may be proposed through Plan Endorsement.</p>		<p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p>

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<p>quantity of water that is available without adversely affecting water-dependent habitats & ecosystems and without exceeding the sustainable yield of the water source.</p> <p style="text-align: center;">Wallkill River Watershed recommendations:</p> <p>Support and promote the restoration of riparian habitats along the Wallkill and its tributaries to improve habitat and water quality. This effort should include the restoration of riparian habitat along Sparta Glen Brook and within the Sparta Glen reserve.</p> <p>Support and promote methods to increase populations of grassland-nesting birds through cooperative agreements or easements with landowners, restoration of grasslands, and maintenance of grasslands through fire and/or mowing.</p> <p>Support and promote methods to increase populations of water birds and waterfowl through restoration and maintenance of emergent and forested wetlands.</p> <p>Special consideration must be given to development in sensitive limestone areas with their associated rare communities and fragile karst topography.</p> <p>Support and promote methods to develop a better understanding of the distribution of bog turtle in this area and connections between local populations, as well as of ways to restore or enhance wetland habitat for bog turtle. Existing efforts by the New Jersey Nongame and Endangered Species Program to identify, map, protect, and restore bog turtle habitats in the Wallkill, Paulins Kill, and Papakating Creek watersheds should continue to be supported.</p> <p>Support and promote the acquisition of upland and wetland habitats for inclusion in the Wallkill River National Wildlife Refuge should be given a high priority. The U.S. Fish and Wildlife Service should consider expanding the Refuge boundary to include additional important bog turtle</p>	<p>The Township supports finding creative ways to improve habitat values and water quality within its streams, and rivers especially those, which feed the Wallkill River Watershed. The Township also supports the creation of partnerships with non-profit groups and other governmental agencies to find the grants and other financial resources to implement these action items on public or private lands as appropriate.</p> <p>See comments above.</p> <p>See comments above.</p> <p>See comments above.</p> <p>See comments above.</p>	<p>Wetlands reserve program; Non-point source pollution grants; Bring back the natives program; Wetlands mitigation Council resources; Flood mitigation restoration grants; Partners for Wildlife program; Land and Conservation fund; Five-star restoration program etc.</p>	<p>As opportunity arises.</p>
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<p>population areas.</p> <p>In areas experiencing stressed water supply resources, improve current systems & manage water use & development intensity, to minimize the need for additional water supply facilities.</p>			
<p>1. Redevelopment of Lower Main Street.</p> <p>2. Redevelopment of White Deer Plaza.</p>	<p>1. Sanitary Sewers available, study on hold.</p> <p>2. Investigation under consideration.</p>		Ongoing
<p><u>Town-wide</u> Expand inter-local agreements with surrounding municipalities. Continue to participate within the Sussex County Strategic Plan workgroup.</p>	<p>Municipal Council to continue dialogues with surrounding municipalities to examine possibility of additional joint services</p>	<p>Technical assistance from DCA and SCPD</p>	
<p>Maintain viability of the commercial core of the Sparta Center.</p>	<p>Limit neighborhood retail and service uses permitted outside of the Town Center.</p>	<p>OSG, SCPD</p>	Ongoing
<p>1. Germany Flats Well development.</p> <p>2. Plan and Develop Community Center.</p>	<p>1. Completed design and required NJDEP studies over a 5 year period.</p> <p>2. Feasibility Study under consideration.</p>		
<p><u>Town-wide</u> Develop indicators and targets to measure progress of the current center designation and to be used to evaluate an application for plan endorsement.</p> <p>Submit application for Plan Endorsement upon expiration of the center designation. See notes below.</p>	<p>Planning Board, with local participation of advisory Councils, public hearings, etc.</p>	<p>SCPD, OSG.</p>	<p>Fall 2004</p> <p>Fall 2008</p>
<p>Enforce design standards to ensure that new development is attractive and compatible with the character of the Sparta Town Center. Design standards should look to incorporate the concept of developing a mixed-use pedestrian scale community within the Town Center.</p>	<p>Continue to refine and adopt design and historic preservation guidelines for the Town Center and the township.</p> <p>Consider formation of a local historic preservation commission.</p>	<p>OSG, SCPD</p>	<p>Fall 2003</p>

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<p><u>Town-wide</u> Develop indicators and targets to measure progress of the current center designation and to be used to evaluate an application for plan endorsement.</p>	<p>Planning Board, with local participation of advisory Councils, public hearings, etc.</p>	<p>SCPD, OSG.</p>	<p>Fall 2004</p>
<p>Sparta will continue to participate in the development of the Sussex County Strategic Plan and will consider the submission of a municipal petition for Plan endorsement within one year of the endorsement of the Sussex County Smart Growth Strategic Plan, if not submitted simultaneously with the county's plan. Submit application for Plan Endorsement upon expiration of the center designation. See notes below.</p>		<p>OSG technical assistance for Plan Endorsement</p>	<p>2005 Fall 2008</p>
<p><i>Agriculture</i></p>	<p>Local Effort</p>	<p>State and County Effort</p>	<p>Timeline</p>
<p>Maintain viability of agriculture in Sparta; aid in the development of plans and regulations that support and promote agriculture as a business.</p>	<p>Adopt right to farm ordinance, maintain an agriculture zone.</p>		<p>Spring 2004</p>
<p>Preserve farmland in the environs of Sparta. Develop an agriculture Advisory Council.</p>	<p>Cluster and lot averaging development pattern; farmland preservation.</p>	<p>DOA, SCADB, SCBOA.</p>	<p>Fall 2003</p>

Notes: Center designations by the State Planning Commission are valid for a period of six years from the date of issuance. Following expiration of the above village center designations, Sparta Township may choose to obtain Plan Endorsement, whereby compliance with this PIA would be an integral review component. Information regarding Plan Endorsement may be found on the Office of Smart Growth's website at njsmartgrowth.com.

Development projects that are located within the floodplain or the NJ Flood Hazard Area will require a stream encroachment permit from the NJDEP. Development plans should identify the elevation of the floodplain or NJ Flood Hazard Area so as to determine if any properties fall within the NJ FHA.

Prior to the site planning of any parcel within the villages it is recommended that the extent of wetlands be verified on these parcels by obtaining a Letter of Interpretation from NJDEP. This requires the identification of the limits of wetlands on these properties, if any, using the three-parameter approach in accordance with the FWPA Rules.

COAH - New Jersey Council on Affordable Housing
 DCA - New Jersey Department of Community Affairs

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DEP - New Jersey Department of Environmental Protection
 DOT - New Jersey Department of Transportation
 HMFA - New Jersey Housing and Mortgage Finance Agency
 NJEDA - New Jersey Economic Development Authority
 OSG - New Jersey Office of Smart Growth
 SCPD - Sussex County Planning Department
 DOA – New Jersey Department of Agriculture
 SCBOA – Sussex County Board of Agriculture
 SCADB – Sussex County Agriculture Development Board
 SCHD – Sussex County Health Department

The following program descriptions can be found in the **New Jersey Smart Growth Planning and Program Resources** Guide to Technical and Financial Assistance, prepared by Paul M. Drake, dated November 2002.

The programs on the list below were selected as being the most applicable resources to implement the PIA for the Sparta Town Center. Consult the above guide for a full description. Also consult the websites included herein for additional resources.

PIA Short List of Smart Growth Funding Sources

	Dept	Phone #
100% Mortgage Program	NJHMFA	800-654-6873
Bring Back the Natives Program	NFWF	303-289-0526
CHDO Seed Money Loans	NJDC	609-292-9470
Clean energy program	NJBPU	973-648-7420
Combined Sewer Overflow Planning Grants	NJDEP	609-292-8961
Community Development Block Grant	NJDC	609-633-6278
Community Facilities Program	USDA	856-787-7700
Community Outreach Partnership Program	USHUD	202-7083061
Community Stewardship Incentive Grants	NJDEP	609-292-2532
Conservation Cost share Program	NJDAg	609-292-5540
Conservation Technology Support Program	CTSP	415-979-0474
Downtown Living Initiative Program	NJDC	609-633-6302
Drinking Water State Revolving Fund	NJDEP	609-292-5550
Eastman Kodak American Greenways Grants	Kodak	703-525-6300
Environmental Education Grants	USEPA	202-564-0443
Environmental Infrastructure Finance Program	NJDEP	609-292-8961
Five-star Restoration Program	USEPA	202-566-1350
Flood Mitigation/Ecosystem Restoration	USACOE	202-761-0115
Grants for Local Environmental Agencies	NJDEP	609-984-0828
Grants to Support NJ History	State	609-292-6062
Green Acres Grants & Loans	NJDEP	609-984-0570
Green Communities Challenge grants	NJDEP	609-292-2532
Green Homes Office	NJDC	609-292-3931
GS Historic Preservation Trust - Grants	NJDC	609-984-0473
Highway and Clean shore program	DOC	609-777-4985
Historic Preservation Revolving Loans	NJDC	609-984-0473

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Land and Water Conservation Fund	USNPS	202-354-6900
Livable Communities Pilot	NJDOT	609-530-3640
Local Aid for Centers of Place	NJDOT	609-530-3640
National Recreational Trails Program	NJDEP	609-984-1339
Neighborhood Preservation	NJDCA	609-633-6283
New Jersey Tree Planting Grants	NJDEP	609-292-2532
NJ Million Solar Roof Partnership	NJBPU	609-777-3316
NJ Smart Start Building Program	NJBPU	800-854-4444
NJEDA Bond Financing	NJEDA	609 292-0192
NJEDA Loan Guarantees	NJEDA	609-292-0187
Nonpoint Source Pollution Control Grants	NJDEP	609-633-1349
Park and Ride - proposed	NJDOT	609-530-5950
Partners For Wildlife Grants	USFWS	703-358-2201
Paying Communities Back	NJDOC	609-984-7414
Pedestrian and Bikeway Planning	NJDOT	609-530-6551
Planning Incentive Grants	SADC	609-984-2504
Public Works Facilities Program	USDOC	503-326-3078
Real Estate Development Program	NJEDA	609-292-0369
Recreation and Park Department Assistance	NJDCA	609-292-9807
Rural Development	USDA	202-205-1657
SID Challenge Grants	NJDCA	609-633-6272
SID Loans	NJDCA	609-633-6272
Smart Future Planning Grants	NJDCA	609-292-7156
Southern State Industries Program	NJDOC	856-785-1300
Statewide Loan Pool For Business	NJEDA	609-292-0187
Sustainable Development Challenge Grant	USEPA	202-260-6812
Sustainable Development Loan Fund	NJCEG	609-777-0885
Transportation and Community Preservation	USFHA	202-366-3407
Transportation Enhancements - TEA 21	NJDOT	609-530-3640
Upstairs-downtown Mortgages	NJHMFA	800-654-6873
Watershed Assistance Grants	USEPA	202-364-2550
Watershed Management Public Education	NJDEP	609-984-0828
Watershed Protection and Flood Prevention	NRCS	202-720-3534
Wetlands Reserve Program	NRCS	202-690-0848

Other Funding Sources on the Web

Center for Sustainable Development	www.sustainable.doe.gov
CREES Funding Opportunities	www.ree.usda.gov/1700/funding/our
Energy Resources	www.access.gpo.gov/nara/index.html
Federal Domestic Assistance	www.cfda.gov
Federal Funding For Watershed Protection	www.epa.gov/owow
Foundation Center	www.fdncenter.org
Funders Networks for Smart Growth	www.fundersnetwork.org
Funding Sources for Watershed Groups	www.rivernetnetwork.org

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Guide to Federal Resources
NJ Depart of Education Programs
Transportation and WQ Funding
Urban Coordinating Council

www.ncced.org
www.state.nj.us/njded/grants
www.epa.gov/region09/water
www.state.nj.us/dca