

Upper Township Planning and Implementation Agreement

Feburary 16, 2021 Update

2/21/2007

Monitoring

Adopted by the State Planning Commission on February 21, 2007

Topic	#	Subtopic	Activity (local action unless otherwise indicated)	State/County Assistance	Timetable	Status Notes	Complete?
General	A1	CAFRA Center Boundary, revised planning area boundaries	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	Complete	4/9/07, complete
General	A4	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. As part of this process, the Pinelands Commission will provide general comment to DEP regarding the petition per the MOU between the two agencies.	DEP, Pinelands	5/23/2007	Complete	4/2/2008 complete
General	A5	Plan Endorsement review	By February 21, 2009 and biennially thereafter, the 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).		2/21/2009 and biennially thereafter	Last update was 3/31/2011 to Office of Planning Advocacy and status review done as part of the 2018 Maser Plan Reexam	
General	A7	Revised Plan Endorsement Process	Once the new Plan Endorsement process is in place, the Township will have the option to work with state agencies to outline an action plan and timetable to attain the new standard for the benefit of additional state assistance. This action plan may be merged with this PIA, due to overlapping activities.	OSG and other state agencies	90 days aftrer new rules and guidelines are adopted	Ongoing. Meet with State Agencies on June 26, 2019. Submitted MSA to OPA after Township Committee Resolution 280-2020 dated October 13, 2020.	Ongoing
General	A8	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		Ongoing
Land Use & Zoning	B1	Land Use Regulations	Update zoning regulations to implement land use plan and support center-based development. Eliminate discrepancies between the land use plan, zoning plan and CAFRA requirements to enable planning consistency. Provide preservation of the environs through refined zoning standards, and development cluster and transfer mechanisms.	OSG, DEP, Pinelands Commission	4/22/2007	Planning board Hearing on April 19th. Introduce at Twp. Committee on April 23rd and final adoption on May 14th. Ord. 7-2007 on 10-9-2007	10/9/2007 complete
Land Use & Zoning	B2	Stormwater Management	Adopt ordinance changes required to implement new Stormwater Management Rules	DEP	Completed	Complete. Ordinance 15-2006	6/12/2006 complete
Land Use & Zoning	B3	TDR Plan	Create TDR plan element in coordination with County Smart Future project.	OSG, SADC, County (subject to funding)	2/20/2009	County working on County-wide project	
Housing	C1	COAH Plan	Finalize and adopt Housing Element and Fair Share Plan. Coordinate housing site selection with centers. Petition COAH for substantive certification.	COAH	180 days after COAH has finalized any necessary rule and/or guideline amendments following court decision	Planning Board held hearing on 12-18-2008. Township Committee approved submitting for certificaion on 12/22/2008. COAH deemed petition technically complete but no review. Received final JOR from Superior Court and settlement agreement with Fair Share Housing June 30, 2020.	12/22/2008; 6/30/2020 complete

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Housing	C2	Residential Design	Incorporate housing design into design guidelines (K2) to support housing diversity and links to services and amenities.	OSG (subject to funding)	6/22/2008		Funding
Redevelopm ent	D1	Beesley's Point	Investigate Beesley's Point redevelopment options to promote suitable mixed use waterfront based development in this Center. This effort will provide for reutilization of this prime economic resource for the Township. (This item depends on future status of B.L. England plant).	OSG, DEP	2/20/2009	October 24, 2004 adopted area in need of redevelopment. Working with BL England to remain open, area in need of redevelopment was recinded. Rezoned area area for Waterfront Towncenter (WTC) on 5/26/2020. Committee approved Condemneation Redevelopment Area on January 22, 2021. Incorporate area as a State Redevelopment Node.	Ongoing
Open Space & Recreation	E1	Recreation and Open Space Plan	Prepare and adopt Recreation and Open Space Plan as updated Master Plan element. Use the Plan to prioritize open space and farmland preservation acquisition efforts. Coordinate efforts with County Farmland Preservation plan. Prioritize acquisition of open space in coordination with State and Federal agencies and not-for-profit groups. Prepare Recreation and Open Space Inventory (ROSI) and submit to NJDEP to enable funding.	DEP Green Acres	2/20/2009	no progress due to lack of funding. ROSI was updated with Green Acres and Township developed a Municipal Public Access Plan (MPAP) and was approved by NJDEP on 5/1/2020.	Funding
Open Space & Recreation	E2	Recreation and Open Space Plan	Target maintenance and enhancement of neighborhood-level parks and recreation facilities for Centers. Pedestrian and bicycle connections between residential areas and these facilities shall be a key part of the strategy.	OSG	2/20/2009	Through funding from the NJDOT, Township prepared the Upper Township Bicycle Plan dated April 2019.	ongoing
Environment al Resources	F1	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 technical assistance	4/7/2007	Complete	3/30/2007 completed
Environment al Resources	F2	Local Environmental Review	Adopt Environmental Review regulations to protect environmental sensitive lands as a condition of Plan Endorsement. Provide environmental maps for Township construction and zoning officials to use to identify critical land and to inform public.	DEP technical assistance	4/7/2007	Complete	3/30/2007 completed
Environment al Resources	F3	Dredging	Undertake regional dredging effort, obtain funding for equipment, and identify spoil sites as part of an overall regional plan.	County coordination of regional plan. DEP assistance with funding and site selection.	2/20/2009	Cape May Co held task force, limited activity due to fu nding and permitting. Ocean City and private companines are hauling dredge spoils through Upper Township to farm reclamation areas in Corbin City & Estell Manor ongoing from 2019 to present. Small project in Strathmere to discharge materail on beach since it meets beach sand qaulity, project Feb. 2021.	Complete

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Env Resources	F4	Threatened & Endangered Species	Prepare Habitat Conservation Plan and protection measures to maintain habitat.	DEP technical assistance and funding	2/20/2010	No progress due to lack of funding.	Funding
Transportation & Circulation	G1	Access Management	Revise the Township's LDO to comply with the MLUL requirement that municipal zoning to provide for the regulation of land adjacent to State highways in conformity with the State Highway Access Management Code.	DOT technical assistance*.	4/7/2007	Complete	10/7/2007 complete
Transportation & Circulation	G10	Route 47/55	Implement Route 47/Route 55 Corridor Study improvements to reduce congestion (except a Route 55 bypass).	NJ Turnpike Authority funding /DOT*/SJTPO TIP	Ongoing	NJDOT has completed study and implementd several phases of signage	complete
Transportation & Circulation	G2	Circulation Plan	Prepare updated Circulation Plan Element of the Master Plan. This element shall justify investments proposed in other Transportation PIA items, including alternative transportation modes.	DOT technical assistance	2/20/2009	No funds to prepare full update to Circualtion PPlan Element. Prepared a Town center road newtwork map and access level change to the NJDOT for the Marmora Town Cetner as part of a grant from the Municipal Land Use Center in 2012. Adopted Complete streets Policy on August 12, 2019 (Resolution 249-2019)	Funding
Transportation & Circulation	G3	Bicycle Paths	Construct Petersburg /Woodbine /Tuckahoe bike path. Secure funding to design and construct bike path to connect to Woodbine from Amandas Field and connecting north to Tuckahoe Village.	DOT Transportation Enhancement funds, DOT Bicycle and Pedestrian funds*, DEP wetlands permits	2/21/2012	Through funding from the NJDOT, Township prepared the Upper Township Bicycle Plan dated April 2019. No funding for engineering, permitting or construction.	Funding
Transportation & Circulation	G4	Bicycle Paths	Design and construct Palermo bike path along inactive NJTransit rail line from Route 9 to the Inland Waterway.	DOT Transportation Enhancement funds, DOT Bicycle and Pedestrian funds*, DEP wetlands permits	2/21/2012	Received \$125,000 grant from NJDOT in FY2008. Awaiting resonse from NJ Transit on use of inactive rail line. NJ Transit not responsive on allowing use of inactive rail line.	Funding
Transportation & Circulation	G5	Tuckahoe rail station	Construct Tuckahoe train station link to Main Street. In coordination with County, design and construct sidewalk improvements along Reading Avenue from Route 50 to the Tuckahoe Train Station to support economic development efforts.	NJDOT Bike and Pedestrian funds; NJDOT Local Aid funds*.	2/20/2009	Need coordination with County and NJDOT for funding.	Funding

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Transportation & Circulation	G6	Routes 50 and 49 (Tuckahoe)	Construct Tuckahoe streetscape and Route 50 bridge improvements as key to revitalization of the Tuckahoe Village. Extend improvements to the section of Route 49 within Village center.	DOT project currently under design. Funds and fast track improvements to support Tuckahoe Village economic development efforts. Transportation Enhancement and/or NJDOT Local Aid for Centers of Place funds for to extend streetscape improvements along Route 49 and to provide streetscape enhancements in the Village.*	2/20/2009	NJDOT completed project in 2012.	complete.
Transportation & Circulation	G7	Beesley's Point Bridge	Coordinate bridge improvements with Somers Point, DOT and any related redevelopment activity (D1). Alternative funding mechanisms may be explored in conjunction with state agencies if DOT funding does not exist for the improvements.	Beesley's Point Bridge Company, OSG	12/1/2007	County took over bridge in January 2009. County is coordinating repairs with NJDOT. Bridge removed as part of reconstruction of Garden State Parkway SB bridge, completed in 2018.	complete
Transportation & Circulation	G8	Garden State Park - Exit 20	Install full interchange at Exit 20 of the Garden State Parkway. This is the highest priority Township transportation improvement project to reduce congestion.	NJ Turnpike Authority funding /DOT*/SJTPO TIP	2/21/2012	Awaiting NJ Turnpike Authority funding.	NJHA Project
Transportation & Circulation	G9	Route 9	Implement Route 9 Cape May County Access Management Plan to reduce congestion along corridor.	County to coordinate regional access plan with Cape May mainland municipalities. DOT Local Planning Assistance funds*.	2/21/2012	Awaiting funding. As part of the MULC transportation grant in 2012 the Township applied to the NJDOT for a reduction in the Desired Typical Section (DTS)	County Project
Transit	H1	Regional Shuttle Service	Plan and implement regional shuttle service in coordination with mainland municipalities campgrounds and County. Shuttle service will provide transit service between campgrounds, mainland attractions and barrier island destinations. This needs to be coordinated by the County.	County to take lead in the regional planning and implementation of a regional shuttle service between campgrounds and beaches and other recreational activities in coordination with the mainland municipalities. Request funding through NJ Transit for system planning and purchase of shuttle vans (which can be used off season for other transit services (seniors, van pools, dial a ride programs); coordinate with SJTPO on TIP.	2/20/2010	Awaiting funding.	Regional Project

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Transit	H2	Bus Service	Pursue improved bus transit facilities to increase route headways, increase bus pickup locations, develop central transit locations coordinated with parking.	Coordinate between Twp, County, NJ Transit and DOT*	2/21/2012	NJ Transit and DOT*Coordinate between Twp, County, NJ.	N Transit Project
Transit	H3	Rail Service	Complete rail line between Cape May City and Tuckahoe Village. Excursion rail service will support planned economic development activities around restored Train Station and Tuckahoe Village. The retention of the rail spur to Beesley's Point as part of redevelopment plan can further expand the excursion rail line route thereby reducing vehicular traffic through Route 9 corridor.	Cape May Seashore Line shall take the lead in this effort. DOT funds for rail line improvements; Transportation Enhancement funds*	2/20/2014	Awaiting funding.	Cape May Seashore Lines Project
Transit	H4.1	Rail Service	Conduct feasibility study for potential expansion of rail line from Tuckahoe to the Atlantic City Rail Line. This rail line can provide connection to NJTransit/PATCO service to Philadelphia and enable alternative travel modes, reducing congestion for summer visitors. (The rail line is also part of the excursion rail line link from Cape May to Tuckahoe Village.)	Municipalities, County and NJ Transit	2/20/2010		Regional Project
Transit	H4.2	Rail Service	Depending on results of feasibility study, expand rail line connection from Tuckahoe to the AC Rail Line.	Municipalities, County and NJ Transit	Long term		Regional Project
Infrastructure	I1	Wastewater Management Plan	Prepare and submit a Wastewater Management Plan Amendment consistent with the revised land use element and Centers & Planning Areas. The WMP will identify the areas the Township intends to encourage wastewater treatment systems, namely portions of the two Town Centers, and areas that will be served by individual septic systems.	Cape May County, NJDEP permits.	4/7/07 (contingent on timetable of coordination with DEP)	Had meeting with NJDEP on 2/22/07. County submitted update but was rejected by NJDEP. Discussing with County on updating plan under new regulations. New regulations require additional build-out study. New wastewater plan prepared by County and submitted to NJDEP in 2019. The NJDEP has not reviewed the plan.	Complete; Awaiting NJDEP approval of submitted plan.
Infrastructure	I2	Community Package Treatment Systems	Promote private alternative sewer systems in Centers. Coordinate between larger development or redevelopment area for joint infrastructure facilities.	DEP	Ongoing	Part of I1 above.	ongoing
Infrastructure	I3	Sewer service on Roosevelt Blvd	Expand sewer service area to include developed properties on Roosevelt Blvd. The Township agreed to exclude these properties from the Marmora Center in lieu of extending public sewers to serve this area which has failing septic systems. Consent Order provides for the sewer service area extension.	DEP permits for sewer extension to service existing development.	2/21/2012		ongoing

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Infrastructure	I4	Public Water	Encourage water line extensions by New Jersey American Water Company within Centers to support increased development density and to improve fire suppression capabilities. Work with utility to plan and improve waterline network.	DEP	Ongoing	NJAmerican has plan to extend water main south from Evergreen Drive on Rt-9 to Rt-9&50 intersection and continue south on Corson Tavern Road into Dennis Twp. Plan is to connect into Cape May Court House (Middle Twp) system. Work has not been started on main extension. Strathmere water system needs allocation approval from NJ American to submit	ongoing
Infrastructure	I5	Gibson Bill Study	Once water supply scenarios are presented, the Township shall work with DEP, USGS, County and other municipalities to select the most feasible, cost-effective solution.	DEP, OSG, County, other stakeholders	2/21/2008	Study released but no action required for Upper Township at this time.	complete
Infrastructure	I6	Southeastern NJ Alternative Water Supply Feasibility Study	Continue to coordinate with DEP, USGS, County and other municipalities on regional water supply studies.	DEP, OSG, County, other stakeholders	2/20/2010	Awaiting study to be released from NJDEP.	Complete
Economic Development	J1	Tuckahoe Village Revitalization	Promote Tuckahoe Village Center Revitalization though coordinated planning efforts with business and property owners. Develop plans for revitalization of Tuckahoe Village to support economic development initiatives including façade and rehabilitation grant program, wayfinding signs, coordinated marketing efforts, etc. Evaluate land use and zoning for train station area.	OSG, Main Street NJ, historic preservation trust grants and revolving loan program. (subject to funding)	8/22/2009	Awaiting funding.	Funding
Economic Development	J2	Agriculture	Prepare and adopt a Farmland Preservation Plan. Coordinate efforts with County Farmland Preservation plan.	NJDA	2/20/2009	No progress due to lack of funding.	Funding
Community Design / Sense of Place	K1	Design Charrettes	Undertake design charettes for Seaville, Marmora/Palermo/Beesley's Point, Tuckahoe, and Petersburg Centers. Use design workshops to refine Vision for zoning and design standards for Centers and planned Cores in Marmora and Seaville.	OSG (subject to funding)	6/22/2008	Recived Smart Growth Grant in FY2007 for \$50,000. Awarded contract with Maser Consulting to perform work. Form Based Code May 2010 with adopted ordinances on May 9, 2011.	5/9/2011 complete
Community Design / Sense of Place	K2	Design Guidelines	Adopt design guidelines to support and enhance centers development. Provide design guidelines suitable for each unique Township Center. Create user friendly design guidebook to inform on guidelines. Incorporate guidelines into LDO.	OSG (subject to funding)	6/22/2008	Recived Smart Growth Grant in FY2007 for \$50,000. Awarded contract with Maser Consulting to perform work. Form Based Code May 2010 with adopted ordinances on May 9, 2011.	5/9/2011 complete
Community Design / Sense of Place	K3	Walkable Neighborhoods	Create pedestrian friendly centers through appropriate site design standards. Amend land use regulations to provide for vehicular interconnections and pedestrian facilities within centers.	OSG, DOT*	6/22/2008	Recived Smart Growth Grant in FY2007 for \$50,000. Awarded contract with Maser Consulting to perform work. Form Based Code May 2010 with adopted ordinanes on May 9, 2011. Draft study complete 2/1010. Working with MLUC & NJDOT on Rt-9 Transportation Study completed in 2012, Adopted Complete Streets Policy on August 12, 2019.	5/9/2011 complete

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Historic and Cultural Resources	L1	Amendments to review process	Develop procedures to ensure Historic Preservation Society input for any development application or permit that affects identified historic properties.	OSG, DEP	4/7/2007	Part of Environmental Ordinance	3/30/2007 completed
Historic and Cultural Resources	L2	Amendments to review process	Require a cultural resources assessment for identified historical properties as part of Environmental Review checklist.	OSG, DEP	4/7/2007	Part of Environmental Ordinance	3/30/2007 completed
Historic and Cultural Resources	L3	Historic Site Inventory	Update existing historic properties inventory and include as updated section of Township Master Plan. Coordinate efforts with Upper Township Historic Preservation Society.	OSG, DEP	Completed		completed
Historic and Cultural Resources	L4	Historic Preservation Plan	Update Historic Preservation Plan of the Master Plan. Coordinate efforts with Upper Township Historic Preservation Society.	OSG, DEP	1/20/2010	No progress due to lack of funding.	Funding
Historic and Cultural Resources	L5	Design Guidelines	Promote awareness of historic resources of Township through design guidelines to encourage preservation and appropriate rehabilitation of properties and compatible infill. Develop design guidelines in coordination with Historic Preservation Society and as part of the proposed planning charettes for the Tuckahoe and Petersburg villages. Adopt guidelines as part of LDO.	OSG (subject to funding)	1/20/2010		Funding

* When requested, NJDOT will give priority consideration to providing technical assistance consistent with program requirements and subject to the availability of state resources.