

## **MUNICIPAL PLANNING AND IMPLEMENTATION AGENDAS**

The PIA's presented for each municipality have their origin in many sources: recent master plans and other planning reports, coordination between local officials and consultants on this study, steering and advisory committee meetings, and PIA's prepared for a number of the municipalities under previous or ongoing center petition applications. The goals stated herein do not replace goals expressed in the PIA's of already approved center petitions, but are rather intended to augment them. The municipal PIA's represent the effort to implement the broad goals of the regional PIA at a local level.

Below is a key for other agencies and time frame.

### Agencies:

- Board of Freeholders
- Coastal Heritage Program
- CCADB - Cumberland County Agricultural Development Board
- CCDPD - Cumberland County Department of Planning and Development
- CCIA- Cumberland County Improvement Authority
- CC Office of Tourism- Cumberland County Office of Tourism
- CCUA- Cumberland County Utilities Authority
- COAH-Council on Affordable Housing
- Cooperative Extension
- County Parks Office
- Cumberland Community College
- Empowerment Zone
- Main Street
- NJDA- New Jersey Department of Agriculture
- NJDCA- New Jersey Department of Community Affairs
- NJDEP- New Jersey Department of Environmental Protection
- NJ Dept. of Commerce- New Jersey Department of Commerce
- NJDOT- New Jersey Department of Transportation
- NJEDA- New Jersey Economic Development Authority
- NJOSG- New Jersey Office of Smart Growth
- NJ SHPO- New Jersey State Historic Preservation Office
- NJ Transit

- NJ Treasury
- NPS- National Parks Service
- Legislature
- Pinelands Commission
- Private owners
- Rutgers
- SJTPO- South Jersey Transportation Planning Organization
- USDA- United States Department of Agriculture

### Time frame:

- Short - 1 to 2 years
- Medium - 3 to 5 years
- Long - More than 5 years

**CITY OF BRIDGETON MUNICIPAL PLANNING AND IMPLEMENTATION AGENDA**

<b>Areas</b>	<b>Issues</b>	<b>Strategies</b>	<b>Other Agencies</b>	<b>Time Frame</b>	<b>Target</b>
<b>Natural Areas</b>		1 Develop Cohansey River as expanded waterfront park in downtown, and as part of Cohansey greenway.	County, NJDEP; coordinate with other municipalities	Long	Greenway plan
<b>Historic/ Cultural</b>	Preserve historic character	2 Update inventory of historic structures; maintain historic structures of significance; identify funding mechanisms to support property rehabilitation; investigate reducing scope of historic district.	NJSHPO, NJDCA, CCDPD	Medium	Updated inventory; increase in preserved historic resources
<b>Agriculture</b>	Support agricultural production and farmland preservation in environs by providing services, jobs and facilities in Bridgeton center	3 Develop agricultural industrial park. Support development and implementation of Food Innovation Center.	NJDA, NJOSG, NJ Commerce, NJ Treasury, Rutgers, County ADB	Long	Development of agricultural industrial park, FIC
<b>Transportation</b>	Increase access to public transportation	4 Coordinate with efforts to expand public transportation, especially for elderly, poor and handicapped.	NJ Transit; Empowerment Zone; County and SJTPO	Medium	Track ridership for Bridgeton residents; evaluate increase
	Improve roadways	5 Obtain funding to Implement roadway improvements at "hot spots" of Route 77 and Route 49, 2 Cohansey River bridges, and at Industrial Park/prison area of Burlington Road.	NJDOT; SJTPO (TIP)	Long	Improvements
<b>Economy</b>	Enhance economic development in Bridgeton through re-use of old industrial and commercial sites	6 Redevelop brownfield sites.	NJDEP, NJ DCA	On-going	Shrinking inventory of hazmat sites
		7 Renew central business district by supporting Main Street program.	NJDCA, NJ Commerce, Main Street	On-going	Reduced vacancy rates
		8 Encourage County government to serve as anchor of redevelopment in downtown Bridgeton, through renovating existing structures or building new structures for facilities. Consider PILOT from County to Bridgeton.	County	On-going	Increased downtown activity
		9 Support completion and marketing of Florida Avenue Industrial Park and other industrial park sites in the City.	NJEDA, NJ Commerce	Short	Occupied industrial sites
<b>Community Facilities/ Services</b>	Improve schools, and use new school facilities as neighborhood centers	10 Link to Abbott School program.	NJ Dept. of Education	On-going	Improved schools; community programs
	Enhance Bridgeton's appeal as redeveloping urban center through upgrading recreational facilities	11 Maintain and improve City Zoo and City Park, and explore cost sharing possibilities.	County, NJDEP; coordinate with other municipalities	On-going	Improvements

**CITY OF BRIDGETON MUNICIPAL PLANNING AND IMPLEMENTATION AGENDA (continued)**

<b>Areas</b>	<b>Issues</b>	<b>Strategies</b>	<b>Other Agencies</b>	<b>Time Frame</b>	<b>Target</b>	
<b>Housing</b>	Enhance Bridgeton's appeal as redeveloping urban center through creating attractive, vital neighborhoods	12	Rehabilitate deteriorated housing and create vital mixed income neighborhoods, through such projects as Hope VI.	NJDCA	On-going	Rehabilitated neighborhoods
		13	Investigate acceptance of Regional Contribution Agreements from regional municipalities for rehabilitation and infill housing.	COAH	Long	RCA Agreements
		14	Support completion and implementation of Southeast Gateway project, in order to create attractive neighborhoods.	NJDCA, COAH, CCDPD	Medium	Revitalized neighborhoods
<b>Land Use</b>	Update land use plans and regulations	15	Incorporate mixed use center type zoning into Highway-Business District.	CCDPD	Short	Revised zoning ordinance
		16	Update and revise Master Plan and Zoning Ordinance.	NJOSP, NJDCA	Medium	New Master Plan and Zoning Ordinance
<b>Intermunicipal Coordination</b>	Continue regional planning efforts and projects	17	Continue WSCR planning process after Plan is endorsed to implement projects and develop new plans and policies. Continue support for major WSCR projects, including the development of revenue sharing plans, intermunicipal industrial park and the Rural Enterprise Zone.	CDC, CCDPD, NJOSG	On-going	Implementation of projects, new plans
	Reduction of costs for municipal services	18	Participate in regional shared services study to identify potential opportunities to reduce costs.	CDC	Medium	Shared services
	Coordinate Regional Center activities	19	Establish Bridgeton Regional Center Partnership to review intermunicipal issues and to coordinate solutions.	CCDPD	On-going	BR Center Partnership

**COMMERCIAL TOWNSHIP MUNICIPAL PLANNING AND IMPLEMENTATION AGENDA**

<b>Areas</b>	<b>Issues</b>	<b>Strategies</b>	<b>Other Agencies</b>	<b>Time Frame</b>	<b>Target</b>	
<b>Natural Areas</b>	Improve access and maintenance to WMAs and conservation lands	1	Seek funding as PILOT to support services to state and non-profit lands. Advocate public access to lands and develop cooperative program for maintenance.	NJDEP	On-going	PILOT funds
	Clearing of Maurice River channel to support marine activities and eco-tourism	2	Coordinate efforts for Maurice River channel improvements.	NJDEP	Short	Channel improvements
<b>Historic/ Cultural</b>	Enhance historic character to stabilize neighborhoods, foster ecotourism	3	Prepare historic preservation plan, and identify plan for rehabilitating historic resources.	CCDPD	Short	Historic preservation plan
		4	Seek funding to develop a scenic road plan in coordination with the County scenic byway plan efforts.	NJDOT, CCDPD	Long	Scenic Byway Plan
<b>Mining</b>	Incorporate reclamation activities into Township's economic development, recreation, ecotourism and conservation goals	5	Evaluate partnering with Rutgers or other academic institutions to refine the Township's abilities to reclaim sand mines to viable fish and wildlife habitat.	Rutgers University, NJDEP	Long	Reclaimed sand mines
		6	Limit future residential sprawl in mining belt west of Haleyville.	CCDPD, NJDEP, NJOSG	Medium	Amended zoning ordinance
		7	Coordinate mining activities and reclamation efforts with state and industry partners. Establish on-going committee to review activities.	CCDPD, NJDEP	On-going	Mining oversight committee
		8	Amend ordinance to require approval of conceptual reclamation/re-use plan for all future mining applications.	CCDPC, NJOSG, NJDEP	Medium	Amended ordinance.
<b>Transportation</b>	Increase mass transit opportunities.	9	Work with Millville and Maurice River to pool resources for a shared rider service for riverfront communities.	CCDPD, SJTPO, NJ Transit	Long	New bus service
	Improve pedestrian safety in centers	10	Provide sidewalks and bike paths for key corridors connecting to centers.	NJDOT, CCIA	Long	Pedestrian and bike facilities
	Develop transportation facilities to support eco-tourism efforts	11	Seek state funding to expand bicycle trails and to construct improvements. Integrate efforts with County Bike Plan.	NJDOT	Medium	New pedestrian and bicycle facilities
<b>Sewer/Water</b>	Improve sewer and water infrastructure in centers, to better accommodate needed development and services	12	Address wastewater treatment needs for Port Norris, to permit expanded commercial uses, to support oyster and shellfish industry, and ecotourism.	NJDEP, CCDPD, CCUA	Long	Installation of sewer facilities
		13	Obtain NJDEP Sector Permit approval.	NJDEP, CCDPD, CCUA	Medium	NJDEP Sector Permit
		14	Address sewer and water infrastructure needs for Laurel Lake.	NJDEP, CCDPD, CCUA	Long	Installation of sewer and water facilities

**COMMERCIAL TOWNSHIP MUNICIPAL PLANNING AND IMPLEMENTATION AGENDA (continued)**

Areas	Issues	Strategies	Other Agencies	Time Frame	Target		
<b>Economy</b>	Enhance appearance of centers through streetscape improvements and amenities, and through the use of guidelines for future developments	15	Prepare strategic revitalization plan for Port Norris, with prioritization of needs and of funding sources.	CEZ, NJOSG, CCDPD, NJDCA, NJ Commerce	Medium	Strategic plan	
		16	Implement streetscape improvement program in Mauricetown-Haleyville and Port Norris. Develop community consensus on image. Adopt public space design standards.	CCDPD, NJDOT	Long	Constructed improvements	
		17	Improve gateways into villages. Identify priority sites and visual corridors. Develop signage/beautification programs.	CCDPD, NJDOT, NPS Coastal Heritage Program, CEZ	Long	Constructed improvements	
		18	Seek funding from NJDCA and NJDOT for design and installation of sidewalk, curbs, streetlights, signs and other streetscape elements on CR 553 and adjacent streets within centers and in business areas. Street enhancement will improve appearance and increase business.	CCDPD, CDC, NJDOT, NJDCA	Long	Constructed improvements	
		19	Encourage development of specialty stores and entertainment uses along waterfront area in Port Norris.	CC Economic Development Board, NJDCA, CCDPD	Long	Amended master plan and zoning ordinance	
	Support economic and community development	20	Develop Commercial Township Bivalve Park and Marina. Redevelop Bivalve Marina to accommodate 200 boat slips and vessels. Reconstruct former tavern into tourist center, eco-education center and museum on oyster industry. Construct wharf and 20 boat slips to serve small business owners. Site will be used for loading/unloading, fishing, crabbing and observation area. Seek planning, acquisition and construction funding.	Bayshore Discovery Project, CDC, NJEDA, NJDCA, USEDA, USDA, ACOE	Medium	Funding obtained, and construction of project	
		Support preservation of local resources and economies of small producers.	21	Amend R-A district regulations to permit produce sales and other small scale economic ventures.	CCDPD, CCADB	Short	Amended ordinance
			22	Evaluate potential for designating "Aquaculture Development Areas" to encourage investment.	CCDPD, CCADB	Medium	Aquaculture Development Areas
	Investigate redevelopment opportunities	23	Explore re-use for old landfills.	NJDEP	Long	Redevelopment Plan	
	<b>Community Facilities/ Services</b>	Provide and maintain active recreational facilities in villages	24	Complete playground and swim areas in Laurel Lake. Expand senior recreational opportunities and construct recreational area south and east of Port Norris.	NJDCA, NJDEP	Long	New and renovated recreational facilities

**COMMERCIAL TOWNSHIP MUNICIPAL PLANNING AND IMPLEMENTATION AGENDA (continued)**

<b>Areas</b>	<b>Issues</b>	<b>Strategies</b>	<b>Other Agencies</b>	<b>Time Frame</b>	<b>Target</b>	
<b>Housing</b>	Improve housing quality	25	Obtain funding and prepare updated Housing Element and Fair Share Plan meeting COAH requirements.	NJOSP, COAH	Medium	Housing Element of Fair Share Plan
		26	Consider permitting accessory dwelling units and duplexes within village centers, to help meet affordable housing needs.	CCDPD, COAH	Medium	Amended zoning ordinance
<b>Land Use</b>	Update land use plans and regulations	27	Update and revise Master Plan and Zoning Ordinance.	NJOSP, NJDCA	Medium	New Master Plan and Zoning Ordinance
		28	Evaluate potential redesign of Laurel Lake to incorporate more public spaces, and opportunity for mixed uses.	CCDPD, OSG	Medium	Laurel Lake strategic plan
		29	Create village public space and private development design guidelines to maintain historic character and promote revitalization.	CCDPD, OSG	Medium	Design guidelines
<b>Intermunicipal Coordination</b>	Create Maurice River Region Planning Committee	30	Create planning committee for Millville, Maurice River, Commercial, Downe and Lawrence to help coordinate economic development, growth management, conservation and intermunicipal cooperation including shared services and revenue and cost sharing.	CCDPD, CDC	Short	MR Region Planning Committee
	Continue regional planning efforts and projects	31	Continue WSCR planning process after Plan is endorsed to implement projects and develop new plans and policies. Continue support for major WSCR projects, including the development of revenue sharing plans, intermunicipal industrial park and the Rural Enterprise Zone.	CDC, CCDPD, NJOSG	On-going	Implementation of projects, new plans
	Reduction of costs for municipal services	32	Participate in regional shared services study to identify potential opportunities to reduce costs	CDC	Medium	Shared services

**DEERFIELD TOWNSHIP MUNICIPAL PLANNING AND IMPLEMENTATION AGENDA**

<b>Areas</b>	<b>Issues</b>	<b>Strategies</b>	<b>Other Agencies</b>	<b>Time Frame</b>	<b>Target</b>	
<b>Historic/ Cultural</b>	Enhance historic character to stabilize neighborhoods, foster ecotourism	1	Prepare historic preservation plan. Survey historic resources and create plan for rehabilitating historic resources.	CCDPD, NJSHPO	Medium	Historic Preservation Plan
		2	Seek funding to develop a scenic road plan in coordination with the County scenic byway plan efforts.	NJDOT, CCDPD	Long	Scenic Byway Plan
<b>Agriculture</b>	Preserve farmland	3	Prepare an Agricultural Retention Plan, identifying farm properties and preservation goals and techniques.	CCDPD, CCDA	Medium	Agricultural Retention Plan
		5	Seek to preserve farmland through zoning strategies. Township Master Plan calls for consideration of TDR strategies; non-contiguous parcel clustering can also be considered.	CCDPD, NJDA	Ongoing	Preserved farmlands
<b>Transportation</b>	Improve safety for pedestrians and bicyclists through new facilities, and through the diversion of truck traffic from commercial and residential neighborhoods	6	Provide sidewalks and bike paths for key corridors connecting to centers in coordination with County bike plan.	NJDOT, CCIA	Long	Pedestrian and bike facilities
		7	Designate truck routes to support industries and protect residential areas.	NJDOT	Short	Truck route system
	Maintain use of railroad to support appropriate industrial uses	8	Evaluate zoning along railroad in non environmentally constrained areas to encourage continued industrial uses.	CCDPD	Medium	Zoning Ordinance
<b>Sewer/Water</b>	Provide public sewer and water to centers to accommodate focused residential and commercial development	9	Provide public water to Carmel and Rosenhayn.	CCDPD, NJOSG, NJDEP, CCUA	Long	Public water facilities
		10	Amend CCUA and County Wastewater Management Plan to include Deerfield, to serve Rosenhayn, with consideration of Carmel. Public sewer would support agri-industry and more concentrated residential development.	CCDPD, NJOSG, NJDEP, CCUA	Medium	Public sewer facilities

**DEERFIELD TOWNSHIP MUNICIPAL PLANNING AND IMPLEMENTATION AGENDA (continued)**

<b>Areas</b>	<b>Issues</b>	<b>Strategies</b>	<b>Other Agencies</b>	<b>Time Frame</b>	<b>Target</b>	
<b>Economy</b>	Support economic development projects	11	Prepare Deerfield Township Redevelopment Plan. Prepare design standards, economic incentives and land use regulations to support development of commercial greenhouse and other innovative agri-businesses. Incorporate area into centers endorsement application. Consider regional revenue sharing.	CCIA, NJDCA, NJ Commerce, CCDPD, NJDA, NJEDA, US Rural Dev., USEDA	Short	Construction and attraction of jobs
	Enhance opportunities for business development and increased pedestrian traffic in retail business sections	12	Seek funding for design and installation of street lights, sidewalks, signs and other streetscape elements in the Rt. 56, Morton Avenue areas in the Rosenhayn village center and the Irving Ave. / Sherman Ave. area of the Carmel Village Center. Improvements would attract development to centers, encourage walking.	CDC, NJDOT, NJDCA	Long	Obtain funding, construct improvements
	Improve viability of centers through enhanced design and functionality	13	Prepare design standards for commercial zoning districts in the Township.	CCDPD	Accomplished	Design guidelines
<b>Housing</b>	Provide needed affordable housing	14	Seek funding to undertake Housing Plan in accord with COAH regulations.	NJOSG, COAH	Medium	Housing Element and Fair Share Plan
<b>Land Use</b>	Update land use plans and regulations	15	Update and revise Master Plan and Zoning ordinances as necessary (Township recently adopted new Master Plan).	NJOSG, NJDCA	Ongoing	Master Plan and zoning ordinance
<b>Intermunicipal Coordination</b>	Continue regional planning efforts and projects	16	Continue WSCR planning process after Plan is endorsed to implement projects and develop new plans and policies. Continue support for major WSCR projects, including the development of revenue sharing plans, intermunicipal industrial park and the Rural Enterprise Zone.	CDC, CCDPD, NJOSG	On-going	Implementation of projects, new plans
	Reduction of costs for municipal services	17	Participate in regional shared services study to identify potential opportunities to reduce costs.	CDC	Medium	Shared services

**DOWNE TOWNSHIP MUNICIPAL PLANNING AND IMPLEMENTATION AGENDA**

<b>Areas</b>	<b>Issues</b>	<b>Strategies</b>	<b>Other Agencies</b>	<b>Time Frame</b>	<b>Target</b>
<b>Natural Areas</b>	Preserve scenic stream corridors	1 Initiate stream corridor study and include stream buffer provisions in Zoning Ordinance.	CCDDP, NJDEP	Short	Amended zoning ordinance
	Improve access and maintenance to WMAs and conservation lands	2 Seek funding as PILOT to support services to state and non-profit lands. Advocate public access to lands and develop cooperative program for maintenance. Develop needed facilities and services at Bevans WMA.	NJDEP	On-going	PILOT funds; improved facilities
		3 Pursue funds through state to construct boardwalk at Fortescue. Determine other needed facilities, and pursue funding.	NJDOT, NJDEP	Medium	Boardwalk, other facilities
<b>Historic/ Cultural</b>	Enhance historic character to stabilize neighborhoods, foster ecotourism	4 Seek funding to prepare an historic preservation plan. Plan should include recommendations for the development of historic centers in Newport and Dividing Creek, and needed maintenance and preservation activities. Create historic preservation overlay in Zoning Ordinance.	CCDDP, NJSHPO	Medium	Historic preservation plan; zoning ordinance amendments
		5 Coordinate with County on inclusion of Downe Township in scenic byway linking Delaware Memorial Bridge with scenic byway proposed by Pinelands Commission.	CCDDP	Medium	Scenic Byway
		6 Seek funding to develop a scenic road plan in coordination with the County scenic byway plan efforts.	NJDOT, NJDEP	Long	Scenic Byway Plan
<b>Mining</b>	Incorporate reclamation activities into Township's economic development, recreation, ecotourism and conservation goals	7 Coordinate mining activities and reclamation efforts with state and industry partners. Establish on-going committee to review activities.	CCDDP, NJDEP	On-going	Mining oversight committee
		8 Review commercial sand mining ordinance after preparation of County model ordinance, to ensure opportunities for recreation, tourism and habitat diversification.	CCDDP, NJDEP	Medium	Ordinance
<b>Transportation</b>	Develop transportation facilities to support ecotourism industry	9 Seek state funding to prepare pedestrian and bicycle facilities plan and to construct improvements. Integrate efforts with County Bike Plan.	NJDOT	Medium	New pedestrian and bicycle facilities
		10 Coordinate with County on ongoing transportation planning efforts.	CCDDP	Ongoing	
		11 Coordinate with State on road improvements and on-going road maintenance PILOT. Examples of key access roads include Ackley Road.	NJDEP, NJDCA	Long	Road improvements and road maintenance agreement
<b>Sewer/Water</b>	Develop sewers to support directed growth in centers	12 Obtain funding for wastewater management plan in Fortescue to protect environmentally sensitive area, and support possible future growth.	NJDEP	Long	Improved septic design
		13 Secure technical advice and assistance from State on new wastewater management technologies.	NJDEP	Ongoing	
		14 Evaluate alternative sewer options for centers to support focused growth in Dividing Creek and Newport.	NJDEP	Long	Improved septic design

**DOWNE TOWNSHIP MUNICIPAL PLANNING AND IMPLEMENTATION AGENDA (continued)**

<b>Areas</b>	<b>Issues</b>	<b>Strategies</b>	<b>Other Agencies</b>	<b>Time Frame</b>	<b>Target</b>	
<b>Economy</b>	Support development in centers	15	Participate in business development program for CR 553 corridor. Seek funding from NJDCA and NJDOT for design and installation of sidewalk, curbs, streetlights, signs and other streetscape elements on CR 553 and adjacent streets within centers and in business areas. Street enhancement will improve appearance and increase business.	CDC, CCDPD, NJDOT, NJDCA	Long	Obtained funding, constructed improvements
		16	Seek funding to prepare development plan for Fortescue, focusing on infrastructure, circulation, beach erosion, and marketing. Should be integrated with County Plans.	NJDEP, CCDPD, NJOSG, NJDCA	Long	Fortescue strategic plan
<b>Housing</b>	Provide needed affordable housing	17	Seek funding to undertake Housing Plan in accord with COAH regulations	NJOSG, COAH	Medium	Housing Element and Fair Share Plan
		18	Publicize existing housing grant program within Township.	CCDPD, COAH	Ongoing	Increased stock of rehabilitated housing
<b>Land Use</b>	Support development in centers	19	Evaluate R-1 zoning density in Newport Center. Consider increasing density if sewerage treatment becomes available.	CCDPD	Medium	Zoning ordinance
	Update land use plans and regulations	20	Update and revise Master Plan and Zoning Ordinance; revised Ordinance should include mining and historic preservation zoning overlays.	NJOSP, NJDCA	Medium	New Master Plan and Zoning Ordinance
<b>Intermunicipal Coordination</b>	Create Maurice River Region Planning Committee	21	Create planning committee for Millville, Maurice River, Commercial, Downe and Lawrence to help coordinate economic development, growth management, conservation and intermunicipal cooperation including shared services and revenue and cost sharing.	CCDPD, CDC	Short	MR Region Planning Committee
	Continue regional planning efforts and projects	22	Continue WSCR planning process after Plan is endorsed to implement projects and develop new plans and policies. Continue support for major WSCR projects, including the development of revenue sharing plans, intermunicipal industrial park and the Rural Enterprise Zone.	CDC, CCDPD, NJOSG	On-going	Implementation of projects, new plans
	Reduction of costs for municipal services	23	Participate in regional shared services study to identify potential opportunities to reduce costs.	CDC	Medium	Shared services

**FAIRFIELD TOWNSHIP MUNICIPAL PLANNING AND IMPLEMENTATION AGENDA**

<b>Areas</b>	<b>Issues</b>	<b>Strategies</b>	<b>Other Agencies</b>	<b>Time Frame</b>	<b>Target</b>	
<b>Natural Areas</b>	Improve access and maintenance to WMAs and conservation lands	1	Seek funding to support services to state and non-for-profit lands. Advocate public access to lands and develop cooperative program for maintenance.	NJDEP	On-going	PILOT funds
		2	Seek funds to develop Cohansey River Greenway in cooperation with Bridgeton, Upper Deerfield, Hopewell and Greenwich.	NJDEP	Medium	Cohansey Greenway Plan
<b>Historic/ Cultural</b>	Promote historic resources to support ecotourism efforts	3	Develop Fairfield Heritage Trail with significant historic structures and sights, to be extension of Coastal Heritage Trail. Coordinate with County marketing efforts.	NJSHPO, NJDOT, NJDCA	Medium	Completion of trail
	Enhance historic character to stabilize neighborhoods, foster ecotourism	4	Seek funding to prepare an historic preservation plan. Initiate historic structures survey, and consider establishing historic commission to advise homeowners of preservation techniques. Amend land development ordinance.	CCDPD, NJSHPO	Medium	Historic preservation plan; zoning ordinance amendments
		5	Create design guidelines to promote development compatible with historic resources.	CCDPD, NJSHPO	Medium	Design Guidelines
	Develop transportation facilities to support ecotourism industry	6	Seek funding to develop a scenic road plan in coordination with the County scenic byway plan efforts.	NJDOT, NJDEP	Long	Scenic Byway Plan
<b>Agriculture</b>	Assess options to maintain farmland and reduce residential sprawl	7	Evaluate zoning to encourage density transfer to centers and also residential cluster options.	CCDPD	Medium	Zoning Ordinance
		8	Prepare an Agricultural Retention Plan, identifying farm properties and preservation goals and techniques.	CCDPD, CCDA	Medium	Agricultural Retention Plan
	Encourage agriculture and agri-industry	9	Evaluate agriculture zoning to support agri-industry.	CCDPD	Medium	Zoning Ordinance
<b>Transportation</b>	Improve pedestrian access and safety	10	Implement pedestrian safety plan, through securing grants for new sidewalks in centers.	NJDOT Local Aid for Centers, CCIA, CC Engineer	On-going	Installed sidewalks
<b>Sewer/Water</b>	Support of development in centers	11	Seek funding to construct public sewer and water improvements in Gouldtown to support centers development and school expansion.	NJDEP, USDA Rural Development	Medium	Water and sewer facilities
		12	Seek funding to construct public sewer or alternative system and water improvements in Fairton to support centers development.	NJDEP, USDA Rural Development	Long	Water and sewer facilities

**FAIRFIELD TOWNSHIP MUNICIPAL PLANNING AND IMPLEMENTATION AGENDA (continued)**

<b>Areas</b>	<b>Issues</b>	<b>Strategies</b>	<b>Other Agencies</b>	<b>Time Frame</b>	<b>Target</b>	
<b>Economy</b>	Redevelopment of commercial sites	13	Seek funding to undertake strategic plan. Evaluate development options for Gouldtown and Fairton centers. Redevelop commercial areas along Route 49 and along Bridgeton-Fairton Road from the Township line down to the Village of Fairton.	USDA Rural Development, NJ Commerce, NJDCA, NJDOT, CCDPD	On-going	Redeveloped commercial areas
	Expand jobs and commercial ratables	14	Develop light industrial park on Shoemaker Lane across from Bridgeton's industrial park.	USDA Rural Development, NJ Commerce, NJDCA, NJDOT, CCDPD	Medium	Development of light industrial park
	Continue regional planning efforts and projects	15	Continue WSCR planning process after Plan is endorsed to implement projects and develop new plans and policies. Continue support for major WSCR projects, including the development of revenue sharing plans, intermunicipal industrial park and the Rural Enterprise Zone.	CDC, CCDPD, NJOSG	On-going	Implementation of projects, new plans
	Enhance appearance of centers through streetscape improvements and amenities	16	Participate in business development program for CR 553 corridor. Seek funding from NJDCA and NJDOT for design and installation of sidewalk, curbs, streetlights, signs and other streetscape elements on CR 553 and adjacent streets within Fairton Village. Street enhancement will improve appearance and increase business.	NJDOT, NJDCA, CDC, CCDPD	Medium	Streetscape improvements
<b>Community Facilities/ Services</b>	Meet recreational needs of residents	17	Develop recreational facilities, with park at the municipal complex and expansion of facilities at Ashwood Park.	NJDEP, NJDCA	Long	Creation of parks
	Provide recreational improvements to encourage ecotourism	18	Obtain funds to preserve Seabreeze area through bulkhead improvements and to develop public access for fishing. Develop public marina.	NJDEP	Medium	Expanded public access to Delaware Bay and to new facilities
	Expand recreational opportunities	19	Coordinate development of Gouldtown school to establish community school center.	NJDOE	Medium	Community school
<b>Housing</b>	Provide needed affordable housing	20	Obtain housing grants and support for program to rehabilitate deteriorated housing and revitalize neighborhoods.	NJDCA	On-going	Revitalized homes and neighborhoods
		21	Seek funding to undertake Housing Plan in accord with COAH regulations.	NJOSG, COAH	Medium	Housing Element and Fair Share Plan
<b>Land Use</b>	Proactively plan centers	22	Develop design guidelines for enhanced development in centers.	NJDCA	Medium	Design Guidelines and Zoning Ordinance
		23	Seek funding to prepare concept plan for centers development.	NJOSG	Medium	Centers Design Plan
	Update land use plans and regulations	24	Update and revise Master Plan and Zoning Ordinance.	NJOSP, NJDCA	Medium	New Master Plan and Zoning Ordinance
<b>Intermunicipal Coordination</b>	Continue regional planning efforts and projects	25	Continue WSCR planning process after Plan is endorsed to implement projects and develop new plans and policies. Continue support for major WSCR projects, including the development of revenue sharing plans, intermunicipal industrial park and the Rural Enterprise Zone.	CDC, CCDPD, NJOSG	On-going	Implementation of projects, new plans
	Reduction of costs for municipal services	26	Participate in regional shared services study to identify potential opportunities to reduce costs.	CDC	Medium	Shared services

**GREENWICH TOWNSHIP MUNICIPAL PLANNING AND IMPLEMENTATION AGENDA**

Areas	Issues	Strategies	Other Agencies	Time Frame	Target	
<b>Natural Areas</b>	Provide recreational improvements to encourage ecotourism	1	Seek funds to develop Cohanse River Greenway in cooperation with Bridgeton, Upper Deerfield, Hopewell and Greenwich.	NJDEP	Medium	Cohansey Greenway Plan
		2	Examine long term upkeep of the Bayside tract, and issues of burden on the Township.	NJDEP	Long	Study
	Maintain Cohanse River	3	Keep the Cohanse River open for recreational fishing and boating. Restore breached dike in River.	NJDEP	Long	River maintenance
<b>Historic/ Cultural</b>	Develop transportation facilities to support ecotourism industry	4	Seek funding to develop a scenic road plan in coordination with the County scenic byway plan efforts.	NJDOT, NJDEP	Long	Scenic Byway Plan
<b>Agriculture</b>	Assess options to maintain farmland and reduce residential sprawl	5	Prepare an Agricultural Retention Plan, identifying farm properties and preservation goals and techniques.	CCDPD, CCDA	Medium	Agricultural Retention Plan
		6	Evaluate zoning to encourage density transfer to centers.	CCDPD	Medium	Zoning Ordinance
<b>Transportation</b>	Improve pedestrian access and safety	7	Implement pedestrian safety plan, through securing grants for new sidewalks in centers.	NJDOT Local Aid for Centers of Place, CCIA, CC Engineer	On-going	Installed sidewalks
<b>Economy</b>	Develop businesses complementary to region	8	Redevelop marina and restaurant businesses along Cohanse River. Attract developer interest.	CDC, CCDPD, NJ Commerce, NJDCA, USDA, NJEDA	Medium	Revitalized properties and new jobs
<b>Housing</b>	Provide needed affordable housing	9	Seek funding to undertake Housing Plan in accord with COAH regulations.	NJOSG, COAH	Medium	Housing Element and Fair Share Plan
<b>Land Use</b>	Support of development in centers	10	Assess development potential of the R-1 district, particularly around Springtown Hamlet.	CCDPD	Medium	Study results and zoning ordinance change if necessary
	Update land use plans and regulations	11	Update and revise Master Plan and Zoning Ordinance.	NJOSP, NJDCA	Medium	New Master Plan and Zoning Ordinance
<b>Intermunicipal Coordination</b>	Continue regional planning efforts and projects	12	Continue WSCR planning process after Plan is endorsed to implement projects and develop new plans and policies. Continue support for major WSCR projects, including the development of revenue sharing plans, intermunicipal industrial park and the Rural Enterprise Zone.	CDC, CCDPD, NJOSG	On-going	Implementation of projects, new plans
	Reduction of costs for municipal services and facilities	13	Develop regional senior citizens center for Greenwich, Hopewell, Shiloh and Stow Creek.	CCDPD, NJDCA	Short	New Center
		14	Participate in regional shared services study to identify potential opportunities to reduce costs.	CDC	Medium	Shared services

**HOPEWELL TOWNSHIP MUNICIPAL PLANNING AND IMPLEMENTATION AGENDA**

		<b>Strategies</b>		<b>Other Agencies</b>	<b>Time Frame</b>	<b>Target</b>
<b>Natural Areas</b>	Preserve scenic stream corridors	1	Establish stream buffers around Cohansey River, Maurice Creek and other waterways.	CCDPD, NJDEP	Medium	Revised zoning ordinance
	Provide recreational improvements to encourage ecotourism	2	Seek funds to develop Cohansey River Greenway in cooperation with Bridgeton, Upper Deerfield, Hopewell and Greenwich.	NJDEP	Medium	Cohansey Greenway Plan
<b>Historic/ Cultural</b>	Preserve historic resources to foster ecotourism	3	In concert with designating Roadstown as a village center, establish design guidelines for the Village zoning district to preserve historic character. Coordinate on historic design guidelines with Stow Creek.	CCDPD, NJOSG	Short	Design guidelines
		4	Seek funding to develop a scenic road plan in coordination with the County scenic byway plan efforts.	NJDOT, NJDEP	Long	Scenic Byway Plan
<b>Agriculture</b>	Protect prime agriculture and promote agri-industry	5	Create Agriculture Retention Plan, and continue cooperation with County in effort to prioritize farmland preservation.	CCDPD, CCADB	Medium	Agriculture Retention Plan
		6	Encourage the establishment of innovative agricultural industries. Consider permitting only agriculture and agriculture related industries in A-I zoning district.	CCADB, NJ Dept of Ag	Medium	Zoning ordinance
		7	Create and support Township-wide TDR program.	NJOSG, SADC, DEP	Medium	Municipal-wide TDR program
<b>Transportation</b>	Improve pedestrian access and safety	8	Implement pedestrian safety plan, through securing grants for new sidewalks in centers.	NJDOT Local Aid for Centers of Place, CCIA, CC Engineer	On-going	Installed sidewalks
<b>Sewer/Water</b>	Expand water and sewer to serve existing and future development in Hopewell Regional center	9	Expand sewer infrastructure to serve centers based development.	NJDEP	Medium	Infrastructure improvements
<b>Economy</b>	Enhance appearance of center	10	Seek funding from NJDCA and NJDOT for design and installation of sidewalk, curbs, streetlights, signs and other streetscape elements on Route 49 and adjacent streets within Bridgeton Regional Center. Street enhancement will improve appearance and increase business.	CDC, CCDPD, NJDOT, NJDCA	Medium	Streetscape improvements
	Support businesses complementary to region	11	Develop Hopewell Township Business Park and Town Center. Project calls for retail stores and professional businesses mixed with small businesses and community facilities.	CDC, NJ Commerce, CCDPD	Medium	Constructed building and new jobs
<b>Housing</b>	Provide needed affordable housing	12	Undertake Housing Plan in accord with COAH regulations.	NJOSG, COAH	Medium	Housing Element and Fair Share Plan

**HOPEWELL TOWNSHIP MUNICIPAL PLANNING AND IMPLEMENTATION AGENDA (continued)**

		Strategies	Other Agencies	Time Frame	Target	
<b>Land Use</b>	Promote development in centers	13	Amend zoning ordinance to allow mixed residential-commercial uses in the rear of the Highway Business zone.	CCDPD, NJOSG	Short	Amended zoning ordinance
		14	Seek funding and prepare design plan for Regional Center to establish framework for land use patterns, circulation, and community facilities.	NJOSG, CCDPD	Medium	Regional center design plan
		15	Evaluate residential zoning density within Regional Center; determine potential for walkable neighborhoods proximate to business districts.	CCDPD	Medium	Zoning ordinance
		16	Assess vision of future development and prepare design guidelines to ensure it is compatible with the desired character of regional center. Amend zoning ordinance as required.	NJOSG, CCDPD	Medium	Design guidelines
	Update land use plans and regulations	17	Update and revise Master Plan and Zoning Ordinance as needed (Township recently adopted new Master Plan and ordinance).	NJOSP, NJDCA	Medium	New Master Plan and Zoning Ordinance
<b>Intermunicipal Coordination</b>	Develop municipal and intermunicipal center	18	Seek funding for planning and construction of office building to house local government and provide space for intermunicipal shared services. Building would also serve as civic center for community organizations. Incorporate in Town Center.	NJDCA	Long	New government center
	Continue regional planning efforts and projects	19	Continue WSCR planning process after Plan is endorsed to implement projects and develop new plans and policies. Continue support for major WSCR projects, including the development of revenue sharing plans, intermunicipal industrial park and the Rural Enterprise Zone.	CDC, CCDPD, NJOSG	On-going	Implementation of projects, new plans
	Reduction of costs for municipal services	20	Develop regional senior citizens center for Greenwich, Hopewell, Shiloh and Stow Creek.	CCDPD, NJDCA	Short	New Center
		21	Participate in regional shared services study to identify potential opportunities to reduce costs.	CDC	Medium	Shared services
	Coordinate Regional Center activities	22	Establish Bridgeton Regional Center Partnership to review intermunicipal issues and to coordinate solutions.	CCDPD	On-going	BR Center Partnership

**LAWRENCE TOWNSHIP MUNICIPAL PLANNING AND IMPLEMENTATION AGENDA**

<b>Areas</b>	<b>Issues</b>	<b>Strategies</b>	<b>Other Agencies</b>	<b>Time Frame</b>	<b>Target</b>	
<b>Natural Areas</b>	Protection of natural areas	1	Prepare conservation plan for Township, and create conservation district in zoning ordinance.	CCDPD	Medium	Conservation District in Zoning Ordinance
		2	Restrict developments other than water-related in floodplain zones.	CCDPD	Medium	Zoning ordinance change
		3	Consider buffer around Cedarville Ponds State Wildlife Management Area to protect from surrounding industrial uses; designate as critical environmental site.	CCDPD	Short	Zoning ordinance change
	Improve access to WMA	4	Work with state to improve access to Bay Point marina and WMA.	NJDEP	Long	Road improvements
<b>Historic/ Cultural</b>	Enhance historic character to stabilize neighborhoods, foster ecotourism	5	Seek funding to prepare an historic preservation plan. Initiate historic structures survey, and consider establishing historic commission to advise homeowners of preservation techniques. Amend land development ordinance.	CCDPD, NJSHPO	Medium	Historic preservation plan; zoning ordinance amendments
	Develop transportation facilities to support ecotourism industry	6	Seek funding to develop a scenic road plan in coordination with the County scenic byway plan efforts.	NJDOT, NJDEP	Long	Scenic Byway Plan
<b>Agriculture</b>	Assess options to maintain farmland and reduce residential sprawl	7	Track residential development in Agricultural zone, and take action to preserve farmland if significant development continues. Evaluate transfer of development rights to reduce farmland development.	CCDPD	Medium	Zoning Ordinance
		8	Prepare an Agricultural Retention Plan, identifying farm properties and preservation goals and techniques.	CCDPD, CCDA	Medium	Agricultural Retention Plan
	Encourage agriculture and agri-industry	9	Evaluate agriculture zoning to support agri-industry.	CCDPD	Medium	Zoning Ordinance
<b>Transportation</b>	Improve pedestrian access and safety	10	Implement pedestrian safety plan, through securing grants for new sidewalks in center.	NJDOT Local Aid for Centers of Place, CCIA, CC Engineer	On-going	Installed sidewalks
<b>Sewer/Water</b>	Develop sewers to support directed growth in centers	11	Evaluate alternative sewer options to support focused growth in Cedarville.	NJDEP	Long	Alternative sewage treatment plan

**LAWRENCE TOWNSHIP MUNICIPAL PLANNING AND IMPLEMENTATION AGENDA (continued)**

<b>Areas</b>	<b>Issues</b>	<b>Strategies</b>	<b>Other Agencies</b>	<b>Time Frame</b>	<b>Target</b>	
<b>Economy</b>	Promote development in center	12	Evaluate R-1 and RD districts outside Cedarville; areas which lack road infrastructure and are farmed should be changed from Agricultural zone; areas which lack roads and are not prime farmland should be considered for clustering or planned hamlet development.	CCDCD	Medium	Master plan and zoning ordinance change
		13	Promote ecotourism in Cedarville Village by revising land use regulations to promote these businesses and activities.	CCDPD, NJDCA, NJOSG,	On-going	Increase commercial activity from ecotourists
		14	Develop plan to support redevelopment of RedPak property.	NJOSG, USDRA, NED	Medium	Redevelopment Plan
	Enhance appearance of centers through streetscape improvements and amenities	15	Participate in business development program for CR 553 corridor. Seek funding from NJDCA and NJDOT for design and installation of sidewalk, curbs, streetlights, signs and other streetscape elements on CR 553 and adjacent streets within Cedarville. Street enhancement will improve appearance and increase business.	NJDOT, NJDCA, CDC, CCDPD	Medium	Streetscape improvements
		Maintain use of railroad to support appropriate industrial uses	16	Evaluate zoning along railroad in non environmentally constrained areas to encourage continued industrial uses.	CCDPD	Medium
<b>Housing</b>	Provide needed affordable housing	17	Seek funding to undertake Housing Plan in accord with COAH regulations.	NJOSG, COAH	Medium	Housing Element and Fair Share Plan
<b>Land Use</b>	Update land use plans and regulations	18	Update and revise Master Plan and Zoning Ordinance as needed (Township recently adopted new Master Plan and ordinance).	NJOSP, NJDCA	Medium	Master Plan and Zoning Ordinance
<b>Intermunicipal Coordination</b>	Create Maurice River Region Planning Committee	18	Create planning committee for Millville, Maurice River, Commercial, Downe and Lawrence to help coordinate economic development, growth management, conservation and intermunicipal cooperation including shared services and revenue and cost sharing.	CCDPD, CDC	Short	MR Region Planning Committee
	Continue regional planning efforts and projects	19	Continue WSCR planning process after Plan is endorsed to implement projects and develop new plans and policies. Continue support for major WSCR projects, including the development of revenue sharing plans, intermunicipal industrial park and the Rural Enterprise Zone.	CDC, CCDPD, NJOSG	On-going	Implementation of projects, new plans
	Reduction of costs for municipal services	20	Participate in regional shared services study to identify potential opportunities to reduce costs.	CDC	Medium	Shared services

**MAURICE RIVER TOWNSHIP MUNICIPAL PLANNING AND IMPLEMENTATION AGENDA**

Areas	Issues	Strategies	Other Agencies	Time Frame	Target	
<b>Natural Areas</b>	Continue to protect natural resources	1	Establish an environmental commission (Township currently has an environmental committee).	CCDPD, NJDEP, Pinelands Commission	Medium	Environmental commission
		2	Pursue Maurice River improvements by State to maintain open channels.	NJDEP	On-going	Maintained channel
<b>Historic/ Cultural</b>	Protect historic resources	3	Prepare historic resource survey and identify threats to such resources. Consider establishment of historic commission.	CCDPD, Cumberland County Historic Society, NJSHPO	Medium	Historic Survey; Historic Commission if found feasible
		4	Create design guidelines to promote development compatible with historic resources.	CCDPD, NJSHPO	Medium	Design Guidelines
		5	Promote rehabilitation of historic structures.	Cumberland County Historic Society, NJDCA, NJSHPO	On-going	Rehabilitated historic structures
	Develop transportation facilities to support ecotourism industry	6	Develop a scenic byway, in conjunction with the Pinelands initiative, and the NPS Coastal Heritage program. Coordinate with a possible bike trail on the Heislerville WMA.	Pinelands, NPS, New Jersey Fish & Game	Long	Scenic Byway Plan
<b>Mining</b>	Incorporate mining area reclamation into Township planning effort	7	Coordinate mining activities and reclamation planning efforts with the State, County and private industry.	CCDPD, NJDEP, Pinelands Commission	On-going	Mining oversight committee
<b>Transportation</b>	Improve multimodal access and promote ecotourism	8	Provide pedestrian and bicycle access, or special river boats, trolleys and buses for tourists, for ecotourist sites.	CCDPD, NJDOT, NJOSG	Long	Improved transportation facilities
	Improve pedestrian access and safety	9	Implement pedestrian safety plan, through securing grants for new sidewalks in centers.	NJDOT Local Aid for Centers of Place, CCIA, CC Engineer	On-going	Installed sidewalks
	Reduce truck traffic impacts on Port Elizabeth	10	Seek funding to undertake transportation study of truck traffic and routing option affecting Port Elizabeth.	SJTPO, NJDOT	Medium	Port Elizabeth Truck Traffic Study
<b>Sewer/Water</b>		11	Allow package treatment plants and provide funding for such facilities. Undertake pilot projects to demonstrate the use of such facilities, and demonstrate environmental benefits.	CCDPD, CCIA, CCUA, NJDEP, Pinelands	Long	Construction of package treatment facilities
<b>Economy</b>	Provide village scaled development to support local needs and ecotourism	12	Promote ecotourism based on historic villages located along Maurice River and Delaware Bay, by revising land use regulations to promote these businesses and activities.	CCDPD, NJDCA, NJOSG, Pinelands Commission, State Tourism	On-going	Increase commercial activity from ecotourists
		13	Establish a Natural Resource Center as a magnet for tourism.	Pinelands, NJDEP, CCDPD	Long	Increased economic activity
		14	Continue support aquaculture and marine businesses.	NJDCA, NJDA	On-going	Increased economic activity
<b>Housing</b>	Provide needed affordable housing	15	Seek funding to undertake Housing Plan in accord with current COAH regulations.	NJOSG, COAH	Medium	Housing Element and Fair Share Plan
		16	Continue community-wide housing rehabilitation effort with Commercial Township.	COAH, NJFHA, NJDCA	On-going	Rehabilitated housing

**MAURICE RIVER TOWNSHIP MUNICIPAL PLANNING AND IMPLEMENTATION AGENDA (continued)**

<b>Areas</b>	<b>Issues</b>	<b>Strategies</b>	<b>Other Agencies</b>	<b>Time Frame</b>	<b>Target</b>
<b>Land Use</b>		17 Update Master Plan and Zoning Ordinance as needed.	NJSOG, NJDCA	On-going	Master Plan and zoning ordinance
<b>Intermunicipal Coordination</b>	Create Maurice River Region Planning Committee	18 Create planning committee for Millville, Maurice River, Commercial, Downe and Lawrence to help coordinate economic development, growth management, conservation and intermunicipal cooperation including shared services and revenue and cost sharing.	CCDPD, CDC	Short	MR Region Planning Committee
	Continue regional planning efforts and projects	19 Continue WSCR planning process after Plan is endorsed to implement projects and develop new plans and policies. Continue support for major WSCR projects, including the development of revenue sharing plans, intermunicipal industrial park and the Rural Enterprise Zone.	CDC, CCDPD, NJOSG	On-going	Implementation of projects, new plans
	Reduction of costs for municipal services	20 Participate in regional shared services study to identify potential opportunities to reduce costs.	CDC	Medium	Shared services

**SHILOH BOROUGH MUNICIPAL PLANNING AND IMPLEMENTATION AGENDA**

Areas	Issues	Strategies	Other Agencies	Time Frame	Target	
Historic/ Cultural	Protect historic resources	1	Prepare historic resource survey and identify threats to such resources. Consider establishment of historic commission.	CCDPD, Cumberland County Historic Society, NJSHPO	Medium	Historic Survey; Historic Commission if found feasible
		2	Consider establishing design guidelines to encourage construction of homes compatible with historic properties.	NJSHPO, CCDPD	Medium	Design guidelines
Agriculture	Preserve agricultural uses	3	Consider non-contiguous parcel density transfer and clustering ordinances to preserve farmland and direct development into Shiloh Center.	CCDPD, CCADB, NJOSG	Medium	Amended zoning ordinance
		4	Prepare an Agricultural Retention Plan, identifying farm properties and preservation goals and techniques.	CCDPD, CCDA	Medium	Agricultural Retention Plan
		5	Revise zoning ordinance to permit innovative agri-businesses, such as aquaculture, cooperative production, and on-site processing.	CCDPD, CCADB, NJOSG	Medium	Amended zoning ordinance
Transportation	Develop transportation facilities to support ecotourism industry	6	Improve intersection of Route 49 and East State Street to make more functional for vehicular traffic, and for improved appearance.	NJDOT, NJOSG	Long	Traffic improvements
		7	Improve pedestrian facilities in the center of the Borough, particularly along Route 49.	NJDOT, NJOSG	Long	New sidewalks, other pedestrian facilities
		8	Seek funding to develop a scenic road plan in coordination with the County scenic byway plan efforts.	NJDOT, NJDEP	Long	Scenic Byway Plan
Sewer/Water		9	Coordinate with CCUA on installation of public sewers in Borough. Focus sewers within Village Center only.	CCUA, NJOSG, CCDPD	Long	Public sewer
Economy	Enhance appearance of center	10	Seek funding from NJDCA and NJDOT for installation of sidewalk, curbs, streetlights, signs and other streetscape elements on Main Street corridor, Route 49 and adjacent streets. Street enhancement will improve appearance and increase business.	CDC, CCDPD, NJDOT, NJDCA	Medium	Streetscape improvements
	Promote agri-industry	11	Evaluate zoning to encourage agri-industry and aquiculture operations.	CCDPD	Medium	Zoning ordinance
Community Facilities/ Services	Improve educational facilities	12	Evaluate school regionalization options and consider community school to expand services.	NJDCA	Medium	School system assessment
Housing	Provide needed affordable housing	13	Seek funding to undertake Housing Plan in accord with current COAH regulations.	NJOSG, COAH	Medium	Housing Element and Fair Share Plan
Land Use	Concentrate growth in Center	14	Consider increasing densities of residential uses in Borough Center after public sewer is installed to support density transfer from prime agriculture lands.	CCDPD, NJOSG	Long	Amended zoning ordinance
		15	Obtain funding and prepare village center concept design plan to develop framework for roads, building locations, open space and community facilities in the Village Center.	NJOSG, CCDPD	Medium	Village Center Plan
	Improve appearance of center	16	Consider design guidelines for Highway Commercial district to reduce "strip development appearance": consider parking lot design, landscaping, access and sign control.	CCDPD	Medium	Design guidelines
	Update land use plans and regulations	17	Update and revise Master Plan and Zoning Ordinance.	NJOSP, NJDCA	Medium	New Master Plan and Zoning Ordinance

**SHILOH BOROUGH MUNICIPAL PLANNING AND IMPLEMENTATION AGENDA (continued)**

<b>Areas</b>	<b>Issues</b>	<b>Strategies</b>	<b>Other Agencies</b>	<b>Time Frame</b>	<b>Target</b>
<b>Intermunicipal Coordination</b>	Continue regional planning efforts and projects	18 Continue WSCR planning process after Plan is endorsed to implement projects and develop new plans and policies. Continue support for major WSCR projects, including the development of revenue sharing plans, intermunicipal industrial park and the Rural Enterprise Zone.	CDC, CCDPD, NJOSG	On-going	Implementation of projects, new plans
	Reduction of costs for municipal services	19 Develop regional senior citizens center for Greenwich, Hopewell, Shiloh and Stow Creek.	CCDPD, NJDCA	Short	New Center
		20 Participate in regional shared services study to identify potential opportunities to reduce costs.	CDC	Medium	Shared services

**STOW CREEK TOWNSHIP MUNICIPAL PLANNING AND IMPLEMENTATION AGENDA**

Areas	Issues	Strategies	Other Agencies	Time Frame	Target
<b>Natural Areas</b>	Encourage sustainable level of activities at Stow Creek State Park	1 Coordinate with state to monitor level of service to support and encourage recreation and related ecotourism activities.	NJDEP	On-going	Improved facilities
<b>Historic/ Cultural</b>	Protect historic resources to foster ecotourism	2 Consider historic preservation design guidelines and advisory commission to help preserve historic properties especially in Roadstown. Coordinate on design guidelines with Hopewell.	NJSHPD, CCDPD	Medium	Historic preservation guidelines
<b>Agriculture</b>	Preserve prime agricultural lands	3 Consider use of non-contiguous parcel clustering to help preserve farmlands.	CCDPD, NJOSG	Medium	Amended zoning ordinance
		4 Consider revising buffer and setback requirements from farmlands.	CCDPD	Medium	Amended zoning ordinance
		5 Prepare an Agricultural Retention Plan, identifying farm properties and preservation goals and techniques.	CCDPD, CCDA	Medium	Agricultural Retention Plan
	Support agri-industry	6 Evaluate master plan and zoning to encourage the use of agri-industry and related businesses.	CCDPD		Master plan and zoning ordinance
<b>Transportation</b>		7 Develop bike trail through Stow Creek, incorporating Coastal Heritage Trail with linkage to Stow Creek Landing State Park.	NJDOT, NPS, CCDPD, NJDCA	Medium	Implemented bike facilities
		8 Coordinate pedestrian improvements in Roadstown in coordination with Hopewell Township.	NJDOT, CCDPD	Medium	Pedestrian facilities
		9 Seek funding to develop a scenic road plan in coordination with the County scenic byway plan efforts.	NJDOT, NJDEP	Long	Scenic Byway Plan
<b>Sewer/Water</b>	Provide infrastructure to support development in centers	10 Consider installation of public sewer or alternative treatment to support Stow Creek planned village center. Assess feasibility of public water for village centers.	CCUA, NJOSG, CCDPD	Long	Sewer/Water plan
<b>Community Facilities/ Services</b>	Expand municipal offices	11 Evaluate need and funding options for municipal building.	NJDCA	Long	Municipal Facilities Study
<b>Housing</b>	Provide needed affordable housing	12 Seek funding to undertake Housing Plan in accord with current COAH regulations.	NJOSG, COAH	Medium	Housing Element and Fair Share Plan
<b>Land Use</b>	Update land use plans and regulations	13 Update and revise Master Plan and Zoning Ordinance.	NJOSP, NJDCA	Medium	New Master Plan and Zoning Ordinance
		14 Consider higher density residential development in Stow Creek planned village with sewers and to serve as receiving area for density transfer from agriculture areas. Obtain funding to prepare village center plan and zoning ordinance. Establish village center zone.	CCDCD	Medium	Village Center Plan

**STOW CREEK TOWNSHIP MUNICIPAL PLANNING AND IMPLEMENTATION AGENDA (continued)**

<b>Areas</b>	<b>Issues</b>	<b>Strategies</b>	<b>Other Agencies</b>	<b>Time Frame</b>	<b>Target</b>
<b>Intermunicipal Coordination</b>	Continue regional planning efforts and projects	15 Continue WSCR planning process after Plan is endorsed to implement projects and develop new plans and policies. Continue support for major WSCR projects, including the development of revenue sharing plans, intermunicipal industrial park and the Rural Enterprise Zone.	CDC, CCDPD, NJOSG	On-going	Implementation of projects, new plans
	Reduction of costs for municipal services	16 Develop regional senior citizens center for Greenwich, Hopewell, Shiloh and Stow Creek.	CCDPD, NJDCA	Short	New Center
		17 Participate in regional shared services study to identify potential opportunities to reduce costs.	CDC	Medium	Shared services

**UPPER DEERFIELD TOWNSHIP MUNICIPAL PLANNING AND IMPLEMENTATION AGENDA**

<b>Areas</b>	<b>Issues</b>	<b>Strategies</b>	<b>Other Agencies</b>	<b>Time Frame</b>	<b>Target</b>
<b>Natural Areas</b>	Protect rivers and streams	1 Seek funds to develop Cohansey River Greenway in cooperation with Bridgeton, Upper Deerfield, Hopewell and Greenwich	NJDEP	Medium	Cohansey Greenway Plan
	Provide recreational improvements to encourage ecotourism	2 Evaluate stream conservation buffer provisions to provide greenbelt.	NJDEP	Medium	Zoning ordinance
<b>Historic/ Cultural</b>	Protect historic resources	3 Consider historic preservation design guidelines and advisory commission to help preserve historic properties.	NJSHPO, CCDPD	Medium	Historic preservation guidelines
		4 Create design guidelines to promote development compatible with historic resources.	CCDPD, NJSHPO	Medium	Design Guidelines
<b>Agriculture</b>	Preserve agriculture uses	5 Consider use of non-contiguous parcel clustering to help preserve farmlands.	CCDPD, NJOSG	Medium	Amended zoning ordinance
		6 Prepare an Agricultural Retention Plan, identifying farm properties and preservation goals and techniques.	CCDPD, CCDA	Medium	Agricultural Retention Plan
		7 Identify additional financial resources to augment farmland preservation efforts.	CCADB, CCDPD, NJDA	Long	Additional funding for farm preservation
<b>Transportation</b>	Develop transportation facilities to support growth	8 Expand multi modal transportation options. Improve pedestrian and bicycle facilities within Bridgeton Regional Center.	NJDOT, CCDPD, CC Engineering	Long	Improved pedestrian/bike facilities
		9 Improve Route 56; consider widening.	NJDOT, CCDPD, CC Engineering	Long	Improved Route 56
		10 Consider access management plan along Route 56 and Route 77, or access management incentives in zoning ordinance.	NJDOT, CCDPD, CC Engineering	Long	Improved Route 56
<b>Sewer/Water</b>	Expand sewer and water only in centers	11 Expand public sewer and water within Bridgeton Regional Center to support concentrated growth.	CCUA, NJOSG, CCDPD	On-going	Expanded sewer
<b>Economy</b>	Enhance opportunities for business development and pedestrian traffic	12 Seek funding from NJDCA and NJDOT for installation of sidewalk, curbs, streetlights, signs and other streetscape elements on Route 77 and Cornwell Drive area. Street enhancement will improve appearance, increase business, and encourage walking.	CDC, CCDPD, NJDOT, NJDCA	Medium	Streetscape improvements
	Develop businesses complementary to region	13 Prepare Upper Deerfield Redevelopment Plan, to identify design standards and land uses in orderly development of retail stores, professional offices and industry.	CDC, NJDCA, NJ Commerce, CCDPD, NJEDA	Medium	Redevelopment Plan
	Improve rail transportation system	14 Extend township-owned rail lines into lands zoned for industrial development. Develop rail depot on township-owned land to offer rail transportation to other industries not adjacent to rail line. Consider warehouse and road transportation services.	CDC, CCDPD, NJDCA, NJDOT, Winchester Western	Medium	Construction of rail line extensions, rail depot and distribution center
	Plan for employment growth in centers	15 Evaluate zoning to ensure opportunity for industrial uses to locate along the railroad right-of-way.	CCDPD	Short	Amended zoning ordinance
<b>Housing</b>	Provide needed affordable housing	16 Seek funding to undertake Housing Plan in accord with COAH regulations.	NJOSG, COAH	Medium	Housing Element and Fair Share Plan

**UPPER DEERFIELD TOWNSHIP MUNICIPAL PLANNING AND IMPLEMENTATION AGENDA**

<b>Areas</b>	<b>Issues</b>	<b>Strategies</b>	<b>Other Agencies</b>	<b>Time Frame</b>	<b>Target</b>	
<b>Land Use</b>	Provide plan guideline to guide growth in centers	17	Assess vision of future development and prepare design guidelines to ensure it is compatible with the desired character of regional center. Amend zoning ordinance as required.	NJOSG, CCDPD	Medium	Design guidelines
		18	Seek funding and prepare design plan for Regional Center to establish framework for land use patterns, circulation, and community facilities.	NJOSG, CCDPD	Medium	Regional center design plan
	Update land use plans and regulations	19	Update and revise Master Plan and Zoning Ordinance.	NJOSP, NJDCA	Medium	New Master Plan and Zoning Ordinance
<b>Intermunicipal Coordination</b>	Continue regional planning efforts and projects	20	Continue WSCR planning process after Plan is endorsed to implement projects and develop new plans and policies. Continue support for major WSCR projects, including the development of revenue sharing plans, intermunicipal industrial park and the Rural Enterprise Zone.	CDC, CCDPD, NJOSG	On-going	Implementation of projects, new plans
	Reduction of costs for municipal services	21	Participate in regional shared services study to identify potential opportunities to reduce costs.	CDC	Medium	Shared services
	Coordinate Regional Center activities	22	Establish Bridgeton Regional Center Partnership to review intermunicipal issues and to coordinate solutions.	CCDPD	On-going	BR Center Partnership