

MUNICIPAL PLANNING & 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
- NJSHPO- New Jersey State Historic Preservation Office
- NJT – New Jersey Transit
- NJ Treasury
- NPS- National Parks Service
- Legislature
- Pinelands Commission
- Private owners
- Rutgers University
- SADC – State Agriculture Development Committee
- 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

DEERFIELD TOWNSHIP MUNICIPAL PLANNING AND IMPLEMENTATION AGENDA

Areas	Issues	Strategies	Other Agencies	Time Frame	Targets	
Historic/Cultural	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
Agriculture	Preserve farmland	3	Prepare an Agricultural Retention Plan, identifying farm properties and preservation goals and techniques.	CCDPD, CCDA	Medium	Agricultural Retention Plan
		4	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	On-going	Preserved farmlands
Transportation	Improve safety for pedestrians and bicyclists through new facilities, and through the diversion of truck traffic from commercial and residential neighborhoods	5	Provide sidewalks and bike paths for key corridors connecting to centers in coordination with County Bike Path.	NJDOT, CCIA	Long	Pedestrian and bike facilities
		6	Designate truck routes to support industries and protect residential areas	NJDOT	Short	Truck route system
	Maintain use of railroad to support appropriate industrial uses	7	Evaluate zoning along railroad in non-environmentally constrained areas to encourage continued industrial uses.	CCDPD	Medium	Zoning Ordinance
Sewer/Water	Provide public sewer and water to centers to accommodate focused residential and commercial development	8	Provide public water to Carmel and Rosenhayn.	CCDPD, NJOSG, NJDEP, CCUA	Long	Public water facilities
		9	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
Economy	Support economic development projects	10	Incorporate redevelopment area into centers endorsement application.	NJOSG, NJDCA, NJEDA, USEDA	Short	New job opportunities
	Enhance opportunities for business development and increased pedestrian traffic in retail business sections	11	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

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	Improve viability of centers through enhanced design and functionality	12	Prepare design standards for commercial zoning districts in the Township	CCDPD	Complete	Design guidelines
Housing	Provide needed affordable housing	13	Seek funding to undertake Housing Plan in accord with COAH regulations	NJOSG, COAH	On-going	Housing Element and Fair Share Plan
Land Use	Update land use plans and regulations	14	Update and revise Master Plan and Zoning ordinances as necessary (Township adopted new Master Plan in 2008).	NJOSG, NJDCA	On-going	Master Plan and zoning ordinance Master Plan Reexam completed in 2008
Intermunicipal Coordination	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	Participate in regional shared services study to identify potential opportunities to reduce costs.	CDC	Medium	Shared services



