

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

STOW CREEK TOWNSHIP MUNICIPAL PLANNING AND IMPLEMENTATION AGENDA

Areas	Issues	Strategies	Other Agencies	Time Frame	Targets
Natural Areas	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
Historic/Cultural	Protect historic resources to foster ecotourism	2 Consider historic preservation design guidelines and advisory commission to help preserve historic properties especially Roadstown. Coordinate on design guidelines with Hopewell.	NJSHPO, CCDPD	Medium	Historic preservation guidelines
Agriculture	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	Short	Amended zoning ordinance
		5 Evaluate master plan and zoning to encourage the use of agri-industry and related businesses.	CCDPD	Medium	Master plan and zoning ordinance
	Support agri-industry	6 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
Transportation	Improved access for alternative modes of transportation	7 Coordinate pedestrian improvements in Roadstown in coordination with Hopewell Township.	NJDOT, CCDPD	Medium	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	Provide infrastructure to support development in centers	9 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
Community Facilities/Services	Expand municipal offices	10 Evaluate need and funding options for municipal building	NJDCA	Long	Municipal Facilities Study
Housing	Provide needed affordable housing	11 Seek funding to undertake Housing Plan in accord with COAH regulations	NJOSG, COAH	Medium	Housing Element and Fair Share Plan

STOW CREEK TOWNSHIP MUNICIPAL PLANNING AND IMPLEMENTATION AGENDA

Areas	Issues		Strategies	Other Agencies	Time Frame	Targets
Land Use	Update land use plans and regulations	12	Update and revise Master Plan and Zoning Ordinance	NJOSP, NJDCA	On-going	New Master Plan is complete, Zoning Ordinance on-going
		13	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.	CCDCD	Medium	Village Center Plan
Intermunicipal Coordination	Continue regional planning efforts and projects	14	Continue WSCR planning process after Plan is endorsed to implement projects and development 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	Complete	Regional senior center
		17	Participate in regional shared services study to identify potential opportunities to reduce costs.	CDC	Medium	Shared services

