

## **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

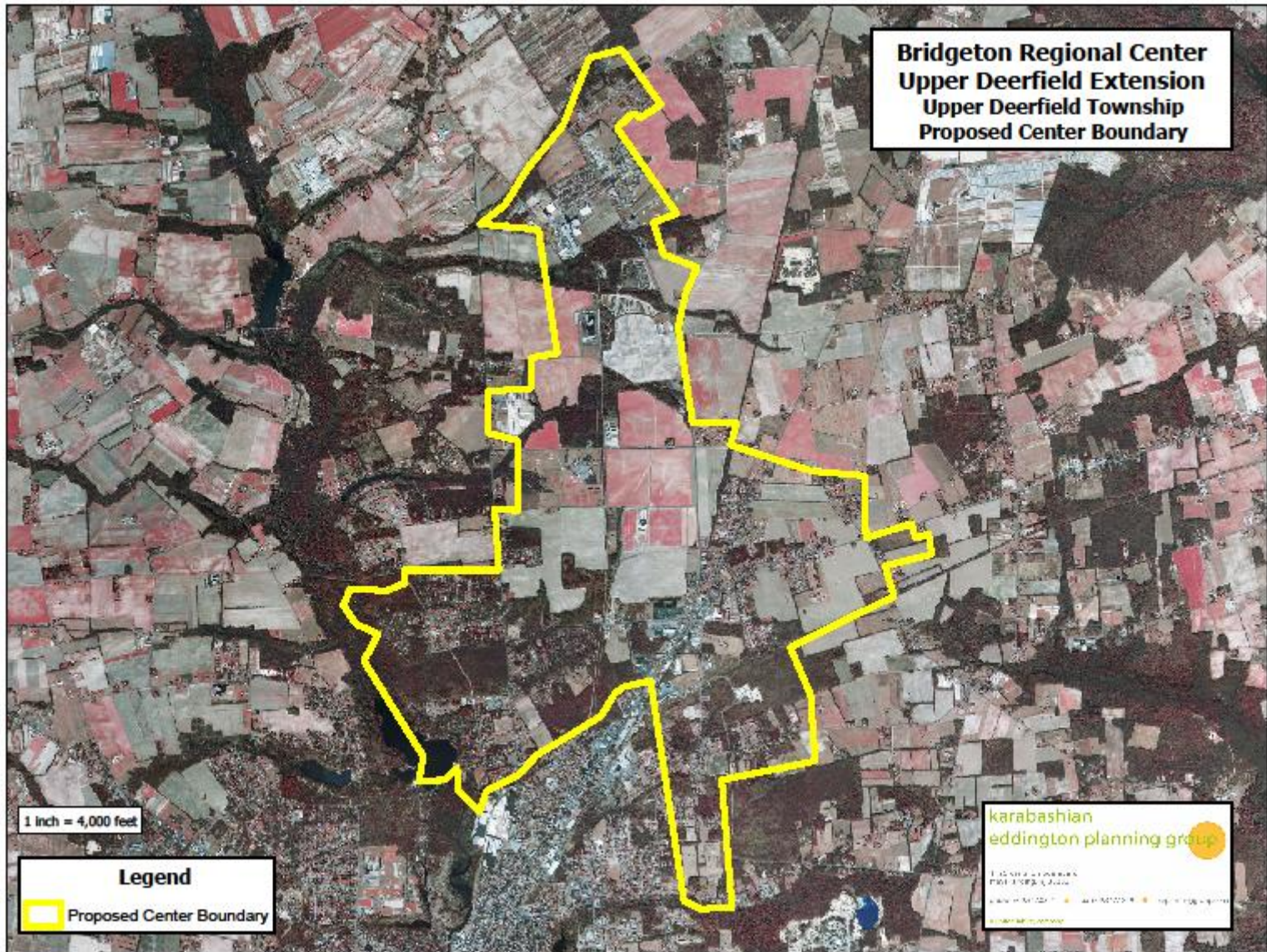
Long - More than 5 years

## UPPER DEERFIELD TOWNSHIP MUNICIPAL PLANNING AND IMPLEMENTATION AGENDA

Areas	Issues		Strategies	Other Agencies	Time Frame	Targets
Natural Areas	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, Upper Deerfield Township	Medium	Zoning ordinance
Historic/Cultural	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, Upper Deerfield Township	Medium	Design Guidelines
Agriculture	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, SADC	Short	Agricultural Retention Plan
		7	Identify additional financial resources to augment farmland preservation efforts	CCADB, CCDPD, NJDA, SADC	Long	Additional funding for farm preservation
Transportation	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, SJTPO	Medium	Improved pedestrian/bike facilities
		9	Improve Route 56; consider widening.	NJDOT, CCDPD, CC Engineering, SJTPO	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, SJTPO	Long	Improved Route 56
Sewer/Water	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
Economy	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 (south of Cornwell) to identify design standards and land uses in orderly development of retail stores, professional offices and industry.	CDC, NJDCA, NJ Commerce, CCDPD, NJEDA	Short	Redevelopment Plan to encourage compatible commercial development
	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

## UPPER DEERFIELD TOWNSHIP MUNICIPAL PLANNING AND IMPLEMENTATION AGENDA

Areas	Issues		Strategies	Other Agencies	Time Frame	Targets
	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	Settle lawsuit and seek funding to undertake Housing Plan in accord with COAH regulations	NJOSG, COAH	Short	Housing Element and Fair Share Plan
<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	Short	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 based on Re-Examination Report	NJOSP, NJDCA	Short	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 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, NJ Legislature	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, CDC	On-going	BR Center Partnership



**Bridgeton Regional Center  
Upper Deerfield Extension  
Upper Deerfield Township  
Proposed Center Boundary**

1 inch = 4,000 feet

**Legend**  
Proposed Center Boundary

**karabashian  
eddington planning group**  
1100 N. GARDNER ST. SUITE 100  
BRIDGETON, NJ 08302  
732-831-1100 www.karabashian.com  
info@karabashian.com