

DRAFT Planning and Implementation Agreement (PIA) 2021

Water Supply	Item #	Activity	Local Effort	Assistance	Time Frame	Comments
State Plan Map	1		Petitioner receives and signs documents sends back to OPA	OPA		OPA publishes in NJ Register, sends to petitioner, updates GIS and posts on OPA website.
Land Use	A1	Update Master Plan, zoning ordinance and revise official zoning map based on current plans for rehabilitation, development and preservation. Also update MP to address issues discovered during PE: <b>Sustainability, Climate Change, Environmental Justice, Historic Preservation, Open Space, GHG, Circulation, Redevelopment, Economic Development, Housing, Farmland Preservation</b> , etc.	Planning Board and Municipal Committee	County, OPA and State Appropriate State Agency technical assistance	Within 2 years from Endorsement	P.L.2021, c.6. was signed by Governor Murphy on 2/4/21 amending the M.L.U.L.  OPA & State Agencies will provide specific items to be addressed  Items that need to be addressed within a shorter time period should be added as new items on the PIA
Land Use	A2	Review and update Master Plan goals and objectives as directed by the MLUL. Add and update elements as needed	Planning Board and Municipal Committee	OPA	Ongoing	As required by the M.L.U.L. address updates P.L.2021, c.6. was signed by Governor Murphy on 2/4/21 amending the M.L.U.L.
Land Use	A3	Revise the official zoning map and ordinances based on the Land Use Plan.	Planning Board and Municipal Committee	OPA	Immediate and Ongoing	As required by the M.L.U.L.
Land Use	A4	Review parking and circulation plans to ensure that non-vehicular transportation is encouraged.	Planning Board and Municipal Committee	DOT technical assistance	Ongoing	Circulation element is updated when necessary
Land Use	A5	Review ordinances, and make necessary modifications, to ensure that innovative roofing alternatives and materials (such as green roofs) are permitted. You may also consider approving incentives for using such innovative roofing alternatives and materials.	Planning Board and Municipal Committee and or Green Team	OPA, NJDEP technical assistance	Immediate and Ongoing	This could also gain points for SJ Certification.

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Land Use	A6	Adopt an Open Space & Recreation Plan (OSRP). Explore open space and recreation opportunities by working with the State and County. Explore purchases of additional properties for active recreation or preservation as well establishing easements.	Work with County	Green Acres Funding and County as applicable.	1 year after PE.	Petitioner will work closely with Green Acres, local advisory committee, County, County Improvement Authority and property owners to negotiate the purchase of properties to be permanent open space. (ROSI)
Housing	B1	Implement affordable housing plan from the current Housing Element and the Date of any Court settlement. Ensure that affordable housing is not placed in vulnerable and environmentally sensitive locations.	Planning Board and Municipal Committee	DCA and County	Ongoing	Status update at biennial review
Transportation	C1	Continue to explore options to address circulation along specific County and local roads	Planning Board and Municipal Committee	County, DOT, MPO		
Transportation	C2	Examine traffic calming measures Apply for appropriate funding programs or seek NJDOT assistance	Municipal Committee	When requested, NJDOT will give priority consideration to providing assistance consistent with program requirements and subject to the availability of funding and staff resources	Ongoing	
Transportation	C3	Adopt a Complete Streets Policy to improve pedestrian and bicycle mobility and safety. Consider green streets per DOT guidance. Link the green streets initiative to stormwater control plan.	Engineer, Municipal Committee  -Apply for appropriate funding programs or seek NJDOT technical assistance	NJDOT, NJOPA and/or Sustainable Jersey	1 year after PE.	Sustainable Jersey has a 3 tiered Complete Streets Policy action with sample ordinances that are 'Good, Better and Best'. See <a href="http://sustainablejersey.org">sustainablejersey.org</a> for samples and to potentially get points toward SJ Certification.
Transportation	C4	Revise Circulation Element of Master Plan to address parking, including opportunities for shared parking, rail and truck freight movement, transit, waterborne transportation as applicable, and improvements to bicycle and pedestrian access along with continued growth in the community.	Planning Board	When requested, NJDOT will give priority consideration to providing assistance consistent with program requirements and subject to the availability of funding and staff resources	1 year after PE.	1-2 years if they don't have a Circulation Element and need to start from scratch.

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Transportation	C5	Develop a Complete Streets Implementation Plan	Engineer, Municipal Committee -Apply for appropriate funding programs or seek NJDOT technical assistance	When requested, NJDOT will give priority consideration to providing assistance consistent with program requirements and subject to the availability of funding and staff resources	2 year after adoption of complete Streets Policy	
Transportation	C6	Monitor Complete Streets Implementation Plan	Engineer, Municipal Committee -Apply for appropriate funding programs or seek NJDOT technical assistance	When requested, NJDOT will give priority consideration to providing assistance consistent with program requirements and subject to the availability of funding and staff resources	Ongoing after Complete Street Implementation Plan is adopted	
Infrastructure	D1	Develop a 6 year capital improvement plan	Planning Board	Technical assistance	Status update in biennial review to ensure on tract	<a href="https://www.nj.gov/dca/divisions/dlgs/resources/rules_docs/5_30/njac_5304.pdf">https://www.nj.gov/dca/divisions/dlgs/resources/rules_docs/5_30/njac_5304.pdf</a>
Infrastructure	D2	Confirm the condition and capacity of the stormwater drainage system through creation of a Utilities Element of the Master Plan	Planning Board	DEP	Status update in biennial review to ensure on tract	
Infrastructure	D3	Evaluate and update the Stormwater Pollution Prevention Plan and Stormwater Management Plan. Ensure that Stormwater Control Ordinance is up to date and reflects current rules	Engineer, Municipal Committee and Planning Board	DEP and County technical assistance	Status update in biennial review to ensure on tract	
Economic Development	E1	Implement redevelopment and rehabilitation plans.	Planning Board and Municipal Committee	NJEDA, DCA	Ongoing	Status update at biennial review
Economic Development	E2	Promote public art in public spaces	Municipal Committee	NJ Council of the Arts, County Cultural & Heritage Commission	Ongoing	Could place provision in redeveloper agreements
Intergovernmental Coordination	F1	After adoption, the Petitioner shall submit any new or modified land use ordinance or other planning document that supplements previously submitted material.	Planning Board and governing body	OPA, County and adjacent municipality	Ongoing	At appropriate time during adoption process.

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Environmental - Conservation	G1	<p><b>Adopt following Conservation ordinances if not already adopted where applicable:</b></p> <ul style="list-style-type: none"> <li>• Permit sustainable construction alternatives and materials (green roofs)</li> <li>• Adopt a Pet Waste Management</li> <li>• Tree Protection</li> <li>• Community tree save</li> </ul>	Municipal Committee and Planning Board	DEP technical assistance	If not adopted by biennial review status and explanation	<p>Municipal Stormwater Control ordinances are require to be updated by March 3, 2021 for green infrastructure. The model stormwater control ordinance can be found at:  <a href="https://www.njstormwater.org/bmp_manual_2.htm">https://www.njstormwater.org/bmp_manual_2.htm</a></p> <p>Flood Damage Protection with the current NJ Riverine Model Ordinance at  <a href="https://www.nj.gov/dep/floodcontrol/model_ord.htm">https://www.nj.gov/dep/floodcontrol/model_ord.htm</a> in order to stay compliant with NFIP.</p> <p>The model Riverine Model ordinance provided by NJDEP was updated in December 2020 at:  <a href="https://www.nj.gov/dep/floodcontrol/model_ord.htm">https://www.nj.gov/dep/floodcontrol/model_ord.htm</a></p> <p>DEP needs to provide model ordinances for Tree Protection and Community Tree Save</p>
Environmental - Conservation	G2	Update the Flood Control Plan based on current rule		NJDEP	TBD	
Environmental	G3	Continue to expand recycling efforts through education and by developing innovative ways to reduce waste and promote recycling for homeowners and businesses.	Planning Board and Municipal Committee	DEP - Office of Planning and Sustainable Communities & County	Ongoing	Recycling section of PE Guidelines was updated. Consistency statement requires several new reporting items
Environmental	G4	Work with the <b>County</b> and surrounding municipalities to provide and expand corridors of open space and natural features to support habitat connectivity and adaptation to changing conditions.	County, Surrounding municipalities	NJDEP	Ongoing	Overlays or ordinances to implement habitat corridor preservation through the mapping process, may address the issue. Discuss with OPA and DEP before PIA goes to PIC here: <a href="https://www.state.nj.us/dep/fgw/ensp/chanj.htm">https://www.state.nj.us/dep/fgw/ensp/chanj.htm</a>
Environmental - Conservation	G5	Update the Natural Resource Inventory and Conservation Plan	Planning Board and Municipal Committees	NJDEP	TBD	Things to address: CES Overlay and climate change

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Water Supply	H1	At Petitioner’s request, DEP can help identify potential financial sources for water system projects that may also result in water conservation.	Planning Board and Municipal Committee	DEP & County	Ongoing	DEP recommends Petitioner review the information at: <a href="http://www.nj.gov/dep/watersupply/loanprog.htm">http://www.nj.gov/dep/watersupply/loanprog.htm</a> . DEP is requested to provide information to the County and Petitioner that demonstrates the existing or anticipated water supply deficit.
Water Supply	H2	Develop a water supply plan	Planning Board and Municipal Committee	DEP & County	Within 2 years from Endorsement	DEP recommends Petitioner review the information at: <a href="http://www.nj.gov/dep/watersupply/loanprog.htm">http://www.nj.gov/dep/watersupply/loanprog.htm</a> . DEP is requested to provide information to the County and Petitioner that demonstrates the existing or anticipated water supply deficit.
Hazard Planning	I1	Petitioner will continue to provide DEP and the County with updated inventory of potential hazards and how mitigation is proceeding. May include submission of the municipal appendix of the County Hazard Mitigation plan or a local hazard mitigation plan.	Planning Board and Municipal Committee	DOT, OEM, State Police, DEP, & County	1 Year after PE	Incorporate mitigation measures into relevant planning documents.
Equity	J1	Develop <b>Municipal Environmental Justice Action Plan</b> following <b>EJ</b> principles and using guidance PE Guidelines: <ul style="list-style-type: none"> <li>• <b>Cultivate Awareness</b></li> <li>• <b>Create and support forums for diverse voices</b></li> <li>• <b>Protect and assist vulnerable communities</b></li> </ul>	Municipal Committee and Planning Board	DEP technical assistance, OPA support, EPA resources and Sustainable Jersey guidance available.	1-2 years after PE	See PE Guidelines, Part III Consistency Standards, page 34-36 for guidance on comprehensively addressing Environmental Justice & Social Equity. Compliance with Executive Order 23 and related enacted legislation, State guidelines and regulations.

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Equity	J2	<p><b>Environmental Justice &amp; Social Equity</b></p> <ul style="list-style-type: none"> <li>• Review all municipal ordinances</li> <li>• Identify ordinances to be updated</li> <li>• Update ordinances</li> </ul>	Municipal Committee	DEP technical assistance, OPA support	Year after Endorsement: 1st – Review 2nd - Identify 3rd - Update	See PE Guidelines, Part III Consistency Standards, page 34-36 for guidance on comprehensively addressing Environmental Justice & Social Equity. Compliance with Executive Order 23 and related enacted legislation, State guidelines and regulations. Information on Environmental Justice can be found at <a href="https://www.nj.gov/dep/ej/">https://www.nj.gov/dep/ej/</a> .
Resiliency	K1	<p><b>Climate Resiliency</b></p> <p>Evaluate and address local climate change impacts:</p> <ul style="list-style-type: none"> <li>•Step 1: Assess Vulnerable Areas, Critical Assets and Infrastructure</li> <li>•Step 2: Develop a Local Resiliency Strategy</li> <li>•Step 3: Periodically Demonstrate Action to Address Vulnerabilities:</li> </ul>	Municipal Committee and Planning Board	DEP technical assistance. Also Sustainable Jersey provides guidance.	1-2 years after PE	See Plan Endorsement Guidelines, Part III Consistency Standards, pages 55-57 for guidance on comprehensively addressing Climate Resiliency Planning. Compliance with Executive Order 89 and associated, State guidelines and regulations.
Resiliency	K2	<p><b>Resiliency Report</b></p> <p>After DEP produces Resiliency guidelines, Petitioner will take the work from H3 to produce a Resiliency Report that addresses the Petitioner's specific approach on how they will continue to address Resiliency</p>	Municipal Committee and Planning Board	DEP technical assistance. Also Sustainable Jersey provides guidance.	1-2 years after DEP Resiliency Guideline	See Plan Endorsement Guidelines, Part III Consistency Standards, pages 55-57 for guidance on comprehensively addressing Climate Resiliency Planning. Compliance with Executive Order 89 and associated, State guidelines and regulations.

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Resiliency - Energy	K3	<p>Climate Resiliency Planning</p> <p><b>Greenhouse Gas (GHG) emissions-</b> 1) conduct energy audits of municipal facilities and operations, at a minimum, and community-wide audits, if feasible, and 2) using the results of these audits, develop action plans for reducing municipal energy consumption and GHG emissions (using NJ's 2020 GHG emissions reduction target as a goal).</p> <p>The Greenhouse Gas Reduction Action Plans should include:</p> <p>1. Phased steps to reduce GHG emissions from Municipal operations and facilities, including:</p> <ul style="list-style-type: none"> <li>•Renewable Energy Generation</li> <li>•Greening the Municipal Fleet</li> <li>•Facility Decarbonization and Energy Efficiency</li> </ul> <p>2. Foster widespread community electric vehicle adoption by implementing the following measures:</p> <ul style="list-style-type: none"> <li>•Make Your Town Electric Vehicle (EV) Friendly</li> <li>•Make Your Town Renewable Energy Friendly</li> </ul>	Governing body and Planning Board	<p>Financial incentives and programs at:  <a href="https://njcleanenergy.com">https://njcleanenergy.com</a>                      Periodic grants available from Sustainable Jersey and NJDEP                      Also, see NJOPA Resources and Links for other available assistance:  <a href="https://www.nj.gov/state/planning/assets/docs/pe-docs/plan-endorsement-resource-links-2020-6.pdf">https://www.nj.gov/state/planning/assets/docs/pe-docs/plan-endorsement-resource-links-2020-6.pdf</a>                      The 13 counties in the NJTPA Can go to:  <a href="https://www.njtpa.org/Planning/Regional-Programs/Studies/Completed/2011/Region-wide-Greenhouse-Gas-Emissions-Inventory-Pro.aspx">https://www.njtpa.org/Planning/Regional-Programs/Studies/Completed/2011/Region-wide-Greenhouse-Gas-Emissions-Inventory-Pro.aspx</a> for GHG inventories for their communities.</p>	<p>Begin step 1                      1-2 years after PE.</p> <p>Status updates at biennial review</p>	<p>Adopting a GHG Reduction Plan is required by the revised PE Guidelines. The petitioner may request a partial waiver from OPA for vehicle fleet requirements and building/facility decarbonization and energy efficiency requirements. They should still implement applicable recommendations for a renewable energy generation and develop a strategy. They can take actions by promoting the use of EV's and renewable energies.</p> <p>Refer to the Plan Endorsement Guidelines, Part III Consistency Standards, pages 36-38 for guidance on comprehensively addressing a Greenhouse Gas Reduction Strategy as part of Climate Resiliency Planning. DEP supports Petitioner's commitment to renewable energy, although it encourages the Petitioner to pursue it in an ecologically responsible manner. Compliance with Executive Order 89 and associated, State guidelines and regulations.</p>
Report to SPC	L1	By FIX DATE and biennially thereafter, report to the SPC about the status of your planning efforts.	Planning Board and Municipal Committee	OPA	1 year after PE and then every 2 years after	
<b>The following actions are required when the described conditions exist:</b>						
Resiliency - Flood Plain	K4	It is recommended that Petitioner participate in the National Flood Insurance Program (NFIP), if it is not already.	Planning Board and Municipal Committee	DEP & County	1 Year after PE	DEP asks coastal communities to participate in the CRS program and achieve at least a level 5 (this is included in the prepetition information).

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Resiliency - Flood Plain	K5	Develop a Flood Protection Ordinance, make sure that it is consistent with the most recent standards and National Flood Insurance Programs.	Planning Board and Municipal Committee	NJDEP, Land Resource Protection	Prior to receiving Endorsement	Flood Damage Protection with the current NJ Riverine Model Ordinance at <a href="https://www.nj.gov/dep/floodcontrol/modelord.htm">https://www.nj.gov/dep/floodcontrol/modelord.htm</a> in order to stay compliant with NFIP. The model Riverine Model ordinance provided by NJDEP was updated in December 2020 at <a href="https://www.nj.gov/dep/floodcontrol/modelord.htm">https://www.nj.gov/dep/floodcontrol/modelord.htm</a>
Resiliency - Flood Plain	K9	Construction of any critical utility line and associated infrastructure, emergency services, or public services buildings (schools, hospitals, churches, etc.) should be avoided in the flood hazard area.		NJDEP	Ongoing	Can be included in updated floodplain development ordinance
Resiliency - Flood Plain	K10	Green infrastructure should be incorporated into all projects within the floodplain.		NJDEP	Ongoing	Can be included in updated floodplain development ordinance
Resiliency - Flood Plain	K6	When evaluating any construction within the identified floodplain of <b>Petitioner</b> , the <b>Municipality</b> and others involved must also consider the cost of damage and replacement in the event of flooding.		NJDEP	Ongoing	Any proposed conceptual plan should be presented to DEP early in review process, before planning board approval, and before submittal of any permit applications to determine if the project has any fatal flaws rendering it un-permittable in its current design.
Resiliency - Flood Plain	K7	Enhance zoning regulations and building codes to encourage building outside of the flood zone and minimize/limit construction in flood prone areas to reconstruction of existing buildings. Flood zone area new construction or redevelopment of existing buildings should avoid high density concentration and areas of severe flooding.	Planning Board	NJDEP	Ongoing	

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Resiliency - Flood Plain	K8	DEP encourages any town that has homes and neighborhoods that repetitively flood with severe loss in their flood control plan to consider contacting the DEP Blue Acres program regarding buyouts,		NJDEP, Blue Acres	Ongoing	Blue Acres information can be found at <a href="https://www.nj.gov/dep/greenacres/blue_flood_ac.html">https://www.nj.gov/dep/greenacres/blue_flood_ac.html</a>

Environmental - Conservation
G1
<b>Adopt following Conservation ordinances if not already adopted where applicable:</b>
<ul style="list-style-type: none"> <li>•Permit sustainable construction alternatives and materials (green roofs)</li> <li>•Adopt a Pet Waste Management</li> <li>•Tree Protection</li> <li>•Community tree save</li> </ul>
Municipal Committee and Planning Board
DEP technical assistance
If not adopted by biennial review status and explanation
<p>Municipal Stormwater Control ordinances are require to be updated by March 3, 2021 for green infrastructure. The model stormwater control ordinance can be found at:  <a href="https://www.njstormwater.org/bmp_manual2.htm">https://www.njstormwater.org/bmp_manual2.htm</a></p> <p>Flood Damage Protection with the current NJ Riverine Model Ordinance at  <a href="https://www.nj.gov/dep/floodcontrol/modelord.htm">https://www.nj.gov/dep/floodcontrol/modelord.htm</a> in order to stay compliant with NFIP.  The model Riverine Model ordinance provided by NJDEP was updated in December 2020 at:  <a href="https://www.nj.gov/dep/floodcontrol/modelord.htm">https://www.nj.gov/dep/floodcontrol/modelord.htm</a></p>

Can DEP provide model Tree Protection and Tree Save ordinance links?