

## Sussex County Planning Implementation Agreement

Adopted by the State Planning Commission on February 21, 2007. Revisions were made on 3/25/2009. These revisions are reflected below.

Subject	#	Activity	County Effort	State Effort	Timetable (MM/DD/YY)
<b>Sussex County Implementation Items</b>					
General	A1	Plan Endorsement Review	Two years from the date of endorsement and biennially thereafter, the County of Sussex shall submit a report to OSG and the public concerning the terms of this PIA and related efforts pursuant to NJAC 5:85-7.12(c).	OSG to review and advise accordingly.	2 years from the date of endorsement and ongoing
General	A2	Educational Programs	Encourage educational programs for center design, conservation practices, historic preservation, economic development.	OSG to partner in creating education program. All agencies to participate in programs as needed.	Ongoing
General	A3.1	Indicators and Targets	Create a set of indicators and targets to demonstrate the implementation of the goals and policies of the Strategic Growth Plan. The County will update its targets and indicators in conjunction with the update of the State Development and Redevelopment Plan, which should be the basis of this document and used wherever practicable.	OSG and other relevant state agencies to provide technical assistance.	<del>12/31/07 12/31/2008</del> <b>6 months after the release of the State Plan</b>
General	A3.2	Indicators and Targets	The indicators and targets should be regularly monitored, and included in the biennial Plan Endorsement Review Report.	OSG and other relevant state agencies to provide technical assistance.	2 years from the date of endorsement and ongoing
General	A4.1	Job Creation Centers	The Strategic Growth Plan shall be amended to clarify that the creation of new Commercial-Manufacturing Nodes is discouraged, and that the policies set forth in the plan for job creation centers relate only to those already existing Commercial-Manufacturing Nodes that may have the potential for limited expansion if capacity can be demonstrated.	OSG and other relevant state agencies to provide technical assistance.	8/31/2007 Complete: awaiting documentation
General	A4.2	Job Creation Centers	The Strategic Growth Plan shall be amended to encourage the incorporation of existing Commercial-Manufacturing Nodes into Centers where adjacent and/or appropriate.	OSG and other relevant state agencies to provide technical assistance.	8/31/2007 Complete: awaiting documentation
General	A5	Environmental and Infrastructure Capacity	Provide further detail as to the carrying capacity of centers and nodes identified in the Strategic Growth Plan.	OSG and other relevant state agencies to provide technical assistance.	<del>2/28/2010</del> <b>Ongoing</b>

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General	A6.1	Highlands Coordination	Work concurrently with the Highlands Council as they pursue Plan Endorsement to compare the Strategic Growth Plan and the Highlands Regional Master Plan.	Highlands Council and OSG to provide technical assistance.	Review SGP concurrently with the State Planning Commission review of the Highlands Regional Master Plan, and adopt any amendments as recommended by the State Planning Commission 6 months after endorsement of the Highlands Regional Master Plan.
General	A6.2	Highlands Coordination	Provide municipalities with information on differing implementation strategies in the Highlands Planning Area.	OSG to provide technical assistance	1 year after endorsement of the Highlands Regional Master Plan by the State Planning Commission.
General	A6.3	Highlands Coordination	Reevaluate the SGP to identify any relevant inconsistencies between the SGP and the Highland's RMP, and work to amend SGP to satisfy SPC.	SPC, OSG, and other relevant state agencies to provide technical assistance	1 year after endorsement of the Highlands Regional Master Plan by the State Planning Commission.
Land Use & Zoning	B1	Develop timetable for the creation and/or distribution of model plans and ordinances for environmental protection, agriculture retention, and design	Serve as liaison and provide technical assistance as necessary.	OSG to serve as an information repository and resource for local governments.	02/28/08, Ongoing implementation
Land Use & Zoning	B2.1	Develop green design strategy	Use green design practices for new and redeveloped county facilities using LEED and LEED-ND criteria	OSG and other relevant state agencies to provide technical assistance.	08/31/08
Land Use & Zoning	B2.2	Develop green design strategy	Encourage municipalities to use green design practices for new and redeveloped municipal facilities as well as private buildings using LEED and LEED-ND criteria	OSG and other relevant state agencies to provide technical assistance.	08/31/09
Housing	C1	Outline a strategy for a rehabilitation program	Partner with municipalities and utilize the tax abatement process to rehabilitate housing stock	COAH and HMFA to provide technical assistance.	<del>8/31/08 12/31/08</del> Ongoing implementation <b>County to engage municipalities once substantive certification is granted from COAH.</b>

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Subject	#	Activity	County Effort	State Effort	Timetable (MM/DD/YY)
Housing	C2	Affordable Housing Inventory	Create and maintain an inventory of proposed affordable housing sites, including digital (GIS) depictions of the sites.	COAH to provide technical assistance.	<del>2/28/2008</del> <b>4/1/2010</b>
Redevelopment	D1	Comprehensive Redevelopment Strategy	Create an inventory of existing and potential future redevelopment areas, and provide general design guidance for the retrofit and/or wholesale redevelopment these areas. Special attention should be paid to existing job creation centers that are seen as in need of redevelopment.	OSG, DEP, EDA to provide technical assistance.	02/28/12
Open Space & Recreation	E1.1	Open Space and Recreation Plan Action Items	The Sussex County Open Space and Recreation Plan identifies action items to be completed in one year, three years and five years. The County shall provide documentation as to their progress in achieving these action items in the time projected.	DEP Green Acres to provide technical assistance.	<del>5/31/2007</del> , 5/31/2009, 5/31/2011
Open Space & Recreation	E2	Continually prioritize high value open space lands for acquisition.	Periodically review priorities and up-date as necessary.	DEP Green Acres to provide technical assistance.	Ongoing
<del>Environmental Resources</del>	<del>F1.1</del>	<del>County Wastewater Management Plan</del>	<del>Up-date the County Wastewater Management Plan according to DEP regulations.</del>	<del>DEP to provide technical assistance.</del>	<del>02/28/07</del>
Environmental Resources	F1.2	County Wastewater Management Plan	Update the County Wastewater Management Plan Consistent with DEP regulations.	DEP review and action on the County Wastewater Management Plan.	6 months after submits complete County Wastewater Management Plan is submitted to DEP <b>based on deadline extension. Anticipated July 2010.</b>
Environmental Resources	F1.3	Septic Management Districts	Incorporate a strategy for septic management districts into up-date of County Wastewater Management Plan.	DEP to provide guidelines and technical assistance for formation of septic management districts.	2/28/2007 and ongoing, Completed as part of the Wastewater Management Plan
Environmental Resources	F1.4	Alternative Septic Technologies	Provide guidance regarding alternative septic technologies in up-date of County Wastewater Management Plan	DEP to provide targeted review for alternative septic technologies in septic management districts consistent with DEP regulations and thresholds.	Action on alternative septic technology permits in septic management districts within 6 months of receipt of complete application. Completed as Part of County Waste Water Management Plan

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Environmental Resources	F2	Soils Analysis	At such time that the DEP amends the Groundwater Quality Standards' antidegradation language, the County shall incorporate the same into its soil analysis and density recommendations for the Rural/Agricultural Landscape.	DEP to provide technical assistance as appropriate.	6 months after DEP amends standards
Environmental Resources	F3	Wellhead Protection Plan	<del>Create a Wellhead Protection Plan to</del> Manage potential sources of contamination and threatening activities that occur within a source water protection area <b>by developing model ordinances for municipalities based on the mapping in the Strategic Growth Plan.</b> Encourage municipalities to adopt implementation strategies included in the plan. Municipal consistency is required for those municipalities seeking Plan Endorsement.	DEP to provide technical assistance.	<del>8/28/07</del> <b>Ongoing</b>
Environmental Resources	F4	Steep Slope Protection Plan	<b>Develop model Steep Slope Protection ordinances for municipalities based on the mapping in the Strategic Growth Plan.</b> <del>Create a Steep Slope Protection Plan to establish the basis for a municipal Steep Slope Protection Ordinance.</del> Encourage municipalities to adopt implementation strategies included in the plan. Municipal consistency will be required for those municipalities seeking Plan Endorsement	DEP to provide technical assistance	<del>8/28/2007</del> <b>Ongoing</b>
Environmental Resources	F5	Stream Corridor Protection Plan	<b>Develop a model Stream Corridor Protection ordinance for municipalities based on the mapping in the Strategic Growth Plan.</b> <del>The Plan shall establish the basis for a municipal Stream Corridor Protection Ordinance.</del> Encourage municipalities to adopt implementation strategies included in the plan. Municipal consistency is required for those municipalities seeking Plan Endorsement.	DEP to provide technical assistance.	<del>8/27/2007</del> <b>Ongoing</b>
Environmental Resources	F6	Threatened and Endangered Species Habitat	Serve as liaison and provide technical assistance as necessary regarding habitat conservation plans.	DEP to provide technical assistance in developing habitat conservation plans for critical threatened and endangered species habitat.	02/28/08
Environmental Resources	F7	Threatened and Endangered Species Habitat: Strategy of incentives to encourage habitat protection	Encourage owners/operators of preserved open space to engage in habitat maintenance BMP to secure the benefits of species diversity.	DEP to provide technical assistance.	<del>02/28/08</del> <b>Ongoing implementation</b>

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Subject	#	Activity	County Effort	State Effort	Timetable (MM/DD/YY)
Transportation & Circulation	G1	Goods Movement	The Mobility Plan and/or Strategic Growth Plan shall incorporate a strategy for dealing with retail, commercial or truck freight traffic along state, county and municipal roadways and railways as it relates to existing and future land use patterns. It should comprehensively analyze freight issues including local deliveries and issues relating to warehouse concentrations.	DOT to provide technical assistance.	Ongoing
Transportation & Circulation	G2	County Access Code	Provide DOT with a copy of the County Access Code, and work with the DOT to better align with the State Highway Access Code as needed.	DOT to provide technical assistance.	2/28/2008. Completed as part of the Revised Land Development Standards.
Transportation & Circulation	G3	Transportation Infrastructure Financing	The county should explore alternative methods for financing infrastructure improvements, such as Transit Development Districts and (TDD's), Transportation Improvement Districts (TIDs) and Tax Incremental Financing (TIF). The County should encourage municipalities to utilize these tools.	The DOT and NJ Transit to provide technical assistance.	<del>2/28/2009</del> <b>Ongoing</b>
Transportation & Circulation	G4	Multi-modal Transportation	Partner with DOT & NJ Transit to identify opportunities to expand non-automobile dependant transportation opportunities and strategies, and create an action plan for implementation.	DOT & NJTransit to provide technical assistance, and funding as appropriate.	Action plan by: 2/28/2009
Transportation & Circulation	G5	Improved Pedestrian Crossings	Partner with DOT to identify pedestrian crossings at key nodal locations on State Highways that need improvement, and create an action plan for implementation.	DOT to provide technical assistance, and funding as appropriate.	Action plan by: 2/28/2009
Transportation & Circulation	G6	State Highway Access Management	Partner with DOT to identify State Highway corridors in need of access management, and create an action plan for initiating corridor studies.	Dot to provide technical assistance, and funding as appropriate.	Action plan by: 2/28/2009
Infrastructure	H1	Infrastructure Availability	The Strategic Growth Plan shall be amended to remove discussion of improved infrastructure availability under the Rural/Agricultural Landscape Development Pattern Section <b>except in centers and in nodes</b>		08/31/07
Economic Development	I1	Maximize Tourism Opportunities	Partner with local and regional tourism entities to create a plan for expanded tourism.	Commerce Economic Growth & Tourism Commission to provide technical assistance.	02/28/09
Economic Development	I2	Business Retention/Expansion	Work with the EDA to create a County business development and expansion program.	EDA to provide technical assistance.	02/28/10

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Subject	#	Activity	County Effort	State Effort	Timetable (MM/DD/YY)
Economic Development	I3	Funding Opportunities		OSG, DEP & EDA to develop and make available information on various grants, loans, etc. for nonprofit organizations and businesses in the Center.	08/31/07
Urban Design / Sense of Place	J1	Creation of models for sustainable center based development that is appropriate to the existing and planned capacity for the area	Work with State and local governments in support of center planning and implementation efforts.	Work with State and local governments in support of center planning and implementation efforts.	<del>12/31/2007</del> <b>and Ongoing</b>
Agriculture	K1	Agricultural Economic Development	Work with the Department of Agriculture to identify opportunities and develop an action plan to offer value added products.	NJDA to provide technical assistance. Coordinate with NJDA, Commerce, and other state agencies to expand the range of opportunities to offer value added products.	Action plan by: 8/31/2008 Implementation: Ongoing
Agriculture	K2	Up-date County Farmland Preservation Plan	Sussex CADB up-date plan according to the proposed regulation of the SADC (N.J.A.C. 2:76-17 et seq.) The up-date shall include an agriculture retention component.	SADC to provide planning grant.	12/15/2007 Completed- County Ag Retention Plan
Agriculture	K3	Transfer of Development Rights (TDR)	The County Farmland Preservation Plan shall include a comprehensive plan for the utilization of TDR for agricultural retention purposes, including a discussion of inter-municipal opportunities. Further, the Sussex County Planning Department and CADB to provide technical assistance to municipalities in implementing TDR.	OSG, State TDR Bank Board, NJDA and Highlands Council to provide technical and financial assistance as appropriate.	<del>12/15/2007</del> <b>12/31/08</b>
Agriculture	K4	Agricultural Development Areas (ADA)	Sussex CADB to create a regional, criteria-based system for defining ADAs in the Farmland Preservation Plan. Designated ADAs should be a much more powerful planning tool in identifying the most productive farmlands where agriculture is the preferred use of the land and in prioritizing farmland preservation activities.	SADC and NJDA to provide technical assistance.	12/15/2007 Completed
Agriculture	K5	County Planning Incentive Grant Program	Sussex CADB to complete and file application with the SADC.	SADC to provide technical assistance.	By application deadline to be set by SADC <b>and ongoing each year applicable. Completed for 2008.</b>

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Subject	#	Activity	County Effort	State Effort	Timetable (MM/DD/YY)
Agriculture	K6	Coordination of Preservation Efforts	Sussex CADB continue to coordinate farmland preservation with the county planning board's open space and recreational efforts to the greatest possible extent, where such efforts support agricultural activity. Farmland preservation should be undertaken in conjunction with the development and implementation of cooperative preservation projects and regional plans including the Highlands Master Plan. The County should also work with interested organizations to establish a successful easement purchase program for privately-owned woodlands to complement other land preservation programs, and to adequately fund preservation commitments to avoid adverse impacts to landowner equity.	SADC, NJDA, Green Acres and Highlands Council to provide technical assistance.	Ongoing

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<b>Municipal Implementation Items</b>					
General	A1.1	Municipal Plan Endorsement Vs. Highlands Opt-In	Facilitate discussion of the benefits of Plan Endorsement and Plan Conformance with Highlands Council, OSG, and municipalities interested in either process.	OSG and Highlands Council to provide technical assistance	Ongoing
General	A1.2	Municipal Plan Endorsement	For those municipalities that have entered into an MOU with the State Planning Commission to pursue Plan Endorsement, provide technical assistance to municipalities in completing Action Plan items to achieve municipal plan endorsement.	OSG and Inter-agency Team to provide technical assistance.	Ongoing
General	A2.1	Re-designation of existing centers	Provide technical assistance to municipalities in completing center PIA activities in anticipation of plan endorsement petition.	OSG and Inter-agency Team to provide technical assistance.	9/1/2007 <b>and ongoing</b>
General	A2.2	Re-designation of existing centers	Provide technical assistance to municipalities in refining center boundaries based on environmental constraints and infrastructure capacity.	OSG and Inter-agency Team to provide technical assistance.	9/1/2007 <b>and ongoing</b>
General	A2.3	Re-designation of existing centers	Provide technical assistance to municipalities in completing planning documents needed to achieve consistency with the State Plan.	OSG and Inter-agency Team to provide technical assistance.	9/1/2007 <b>and ongoing</b>
General	A2.4	Re-designation of existing centers	Provide technical assistance to municipalities in completing a petition for plan endorsement.	OSG and Inter-agency Team to provide technical assistance.	9/1/2007 <b>and ongoing</b>
General	A3.1	Designation of future growth areas (centers)	Provide technical assistance to municipalities in defining center boundaries based on environmental constraints and infrastructure capacity.	OSG and Inter-agency Team to provide technical assistance.	Ongoing
General	A3.2	Designation of future growth areas (centers)	Provide technical assistance to municipalities in completing planning documents needed to achieve consistency with the State Plan.	OSG and Inter-agency Team to provide technical assistance.	Ongoing
General	A3.3	Designation of future growth areas (centers)	Provide technical assistance to municipalities in completing a petition for plan endorsement.	OSG and Inter-agency Team to provide technical assistance.	Ongoing
General	A3.4	Support LEED-ND criteria for growth areas (centers)	Provide technical assistance to municipalities in completing a petition for plan endorsement.	OSG and Inter-agency Team to provide technical assistance.	Ongoing
General	A4.1	Designation of growth areas (existing commercial and industrial nodes)	Provide technical assistance to municipalities in defining node boundaries based on environmental constraints and infrastructure capacity.	OSG and Inter-agency Team to provide technical assistance.	Ongoing



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General	A4.2	Designation of growth areas (existing commercial and industrial nodes)	Provide technical assistance to municipalities in completing planning documents needed to achieve consistency with the State Plan.	OSG and Inter-agency Team to provide technical assistance.	Ongoing
General	A4.3	Designation of growth areas (existing commercial and industrial nodes)	Provide technical assistance to municipalities in completing a petition for plan endorsement.	OSG and Inter-agency Team to provide technical assistance.	Ongoing
Land Use & Zoning	B1	Municipalities to revise zoning to encourage sustainable development to occur in Centers in a manner consistent with the goals, policies and center criteria of the State Development and Redevelopment Plan.	Provide technical assistance to municipalities.	OSG and Inter-agency Team to provide technical assistance.	Ongoing
Land Use & Zoning	B2	Municipalities to revise zoning outside of Centers to prohibit uses and development that would adversely affect environmentally sensitive features including "no net loss of habitat value", be to the detriment of agricultural viability or generally encourage sprawl in those areas.	Provide technical assistance to municipalities.	OSG and Inter-agency Team to provide technical assistance.	Ongoing
Land Use & Zoning	B3	Density Transfer	Encourage municipalities to target growth to centers using TDR or an equivalent density transfer program.	OSG, State TDR Bank Board and Highlands Council to provide technical and financial assistance as appropriate.	Ongoing
Housing	C1	Affordable Housing	Encourage municipalities to file petitions for substantive certification.	COAH and OSG to provide technical assistance.	Ongoing
Housing	C2	Housing Mixture	Promote a mix of housing types in centers, including housing for seniors and low and moderate income households.	COAH to provide technical assistance.	Ongoing
Open Space & Recreation	E1	Open Space and Recreation Plan	Encourage municipalities to adopt Open Space and Recreation Plans consistent with the County Open Space and Recreation Plan.	DEP Green Acres to provide technical assistance.	Ongoing

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Environmental Resources	F1	Wastewater Management Plan Amendments	Provide technical assistance and support to municipalities that have entered into an MOU with the State Planning Commission to pursue Plan Endorsement in structuring wastewater management plan amendments associated with development in growth areas that are consistent with the Strategic Growth Plan and the State Plan.	As part of an Action Plan for those municipalities that have entered into an MOU with the State Planning Commission to pursue Plan Endorsement, DEP to provide technical assistance and targeted review of wastewater management plan amendments associated with growth areas that are consistent with the Strategic Growth Plan, the State Plan, the up-dated Sussex County Wastewater Management Plan and DEP regulations.	6 months after plan endorsement or complete amendment <del>submitted to</del> <b>approved by</b> DEP, whichever is later.
Environmental Resources	F2	Treatment Works Approval	Provide technical support to projects in plan endorsed growth areas.	Provide targeted review of permits associated with projects in plan endorsed growth areas that are consistent with the adopted and up-to-date Sussex County Wastewater Management Plan.	6 months after receipt of complete application that is consistent with the adopted and up-to-date Sussex County Wastewater Management Plan.
Transportation & Circulation	G1	Reduced Speed Limits	Provide technical assistance and support to municipalities that have entered into an MOU with the State Planning Commission to pursue Plan Endorsement.	As part of an Action Plan for those municipalities that have entered into an MOU with the State Planning Commission to pursue Plan Endorsement, DOT to investigate lowering speed limits on State Highways within Centers to increase safety and comfort of pedestrians.	Ongoing

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Transportation & Circulation	G2	Traffic Calming	Provide technical assistance and support to municipalities that have entered into an MOU with the State Planning Commission to pursue Plan Endorsement.	As part of an Action Plan for those municipalities that have entered into an MOU with the State Planning Commission to pursue Plan Endorsement, DOT to investigate and implement traffic calming measures for high-density residential and commercial areas within Centers.	Ongoing
Transportation & Circulation	G3	Infrastructure provision for new development within Centers	Provide technical assistance and support to municipalities that have entered into an MOU with the State Planning Commission to pursue Plan Endorsement.	As part of an Action Plan for those municipalities that have entered into an MOU with the State Planning Commission to pursue Plan Endorsement, DOT to work with the municipality to develop an action plan for providing infrastructure and improved connections to support new development in a logical sequence as it emerges.	Ongoing
Economic Development	I1	Business Expansion	County to work with state partners to identify opportunities, and create an action plan for implementation.	Commerce and EDA to assist in expanding opportunities for business and industry in designated growth areas.	2-5 years from municipal endorsement.
Agriculture	K1	Municipal Planning Incentive Grant Program	Sussex CADB to provide technical assistance to municipalities in completing the requisite plans and application for participation in this program.	SADC to provide technical assistance to municipalities in completing the requisite plans and application for participation in this program.	Ongoing
* Sussex County and OSG will coordinate with the Highlands Council on all relevant Plan Implementation Agenda items.					