

**MONTAGUE TOWNSHIP**  
*Sussex County, New Jersey*  
**MUNICIPAL SELF ASSESSMENT REPORT**



September 2009

Prepared by  
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# **MUNICIPAL SELF ASSESSMENT REPORT MONTAGUE TOWNSHIP, SUSSEX COUNTY, NEW JERSEY**

## **Acknowledgements:**

### **PLAN ENDORSEMENT COMMITTEE**

Charles Teufert, Deputy Mayor  
George Zitone, Land Use Board Chair  
Richard Inella, School Board Member  
Diana Francisco, Municipal Clerk  
Bob Degroat, Public Representative  
Jody Case-Kennedy, Public Representative, President of Community Corp. of Highpoint  
Richard Jones, Public Representative, March President

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The original of this report was signed and sealed in accordance with N.J.S.A. 45:14A-12.



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## **INTRODUCTION**

With continued growth and increasingly complex State regulations, Montague Township recognizes the many benefits of working with the State Planning Commission and creating planning documents which are consistent with the State Plan. The Township is seeking Plan Endorsement from the State Planning Commission to have access to the benefits that are included with Plan Endorsement. The Office of Smart Growth has updated their guidelines for Plan Endorsement which requires municipalities to follow a ten step process. Montague fulfilled Step 1 by completing a pre-petition meeting with the Office of Smart Growth and other state agencies on May 19, 2009. The Township Committee fulfilled Step 2 by appointing a Plan Endorsement Advisory Committee by resolution on June 9, 2009. This document represents, Step 3, the completion of a Municipal Self Assessment Report. This Self Assessment Report will review Montague's plans for consistency with the State Development and Redevelopment Plan and will act as the Township's petition for Plan Endorsement.

### **Purpose of Plan Endorsement**

The purpose of the Plan Endorsement process is to reach consistency among municipal, county, regional and state agency plans with the State Plan, and to facilitate the implementation of these plans. Plan Endorsement seeks to:

1. Encourage municipal, county, regional and state agency plans to be coordinated and support each other to achieve the goals of the State Plan;
2. Encourage municipalities and counties to plan on a regional basis while recognizing the fundamental role of the municipal master plan and development regulations;
3. Consider the entire municipality, including Centers, Cores, Nodes and Environs, within the context of regional systems;

4. Provide an opportunity for all government entities and the public to discuss and resolve common planning issues;
5. Provide a framework to guide and support State investment programs and permitting assistance in the implementation of municipal, county and regional plans that meet Statewide objectives;
6. Learn new planning approaches and techniques from municipal, county and regional governments for dissemination throughout the State and possible incorporation into the State Plan. (The New Jersey State Development and Redevelopment Plan, 2001, page 14); and
7. Ensure that petitions for Plan Endorsement are consistent with applicable State land use statutes and regulations.

#### **Benefits of Plan Endorsement**

Once the State Planning Commission endorses a municipality's plan as consistent with the State Plan, state agencies will provide benefits to the municipality that will assist in implementing the endorsed plan. This assistance will include technical assistance, direct state capital investment, priority for state grants and low-interest loans, preferential interest rates, and a coordinated regulatory review for projects consistent with endorsed plans. In addition, Center Designation is only approved through Plan Endorsement. Center Designation offers many benefits such as lower utility connection fees for new development, the ability to establish and maintain sewer service areas, and the ability to receive funding for special planning activities and infrastructure projects. Montague Township is seeking Plan Endorsement in order to have access to the benefits provided by state agencies for endorsed municipalities.

### **Consistency with Goals of the State Development and Redevelopment Plan**

The New Jersey State Development and Redevelopment Plan seeks to “achieve all the State Planning Goals by coordinating public and private actions to guide future growth into compact, ecologically designed forms of development and redevelopment and to protect the Environs, consistent with the Statewide Policies and the State Plan Policy Map.” (The State Development and Redevelopment Plan General Plan Strategy).

The New Jersey State Development and Redevelopment Plan (State Plan) generally divides the Township into three Planning Areas. The classifications are; Rural Planning Area PA4, Rural / Environmentally Sensitive Planning Area PA4B, and Environmentally Sensitive Planning Area PA5. The State Plan policies for the Planning Areas limit development and encourage protection of the “Environs”. Development and economic growth are recommended in “Planned Centers”, which are served by sewer, water and transportation corridors.

Montague received Center Designation from the State Planning Commission for the Montague Town Center on April 23, 2003. This Center Designation expired on April 23, 2009. One notable goal of Plan Endorsement is for the Township to receive an extension of its Center Designation. The Township originally sought to have two town center; Montague Town Center and Tri-State Town Center. The State Planning Commission approved only the Montague Town Center; however the Township is interested in exploring the possibility of the second center again at this time. Center Designation was originally sought by the Township to preserve the rural character and integrity of the community, while helping to foster growth and development in and around the two centers. The Township’s Center Plans remain consistent with the goals of the State Plan. Reviewing these plans and those that impact the areas outside the Center will show that Montague Township’s plans are consistent with the goals of the State Plan.

### **Montague's Goals in Seeking Plan Endorsement**

Montague Township is a rural community with one of the smallest populations of any Sussex County Township. Over half of the land in the Township is owned by federal and state entities, this includes the Delaware Water Gap National Recreation Area, Stokes State Forest, High Point State Park, and the Hainesville Wildlife Management Area. The overall lack of developable land makes it important for the Township to employ smart growth and planning to accommodate future population increases.

Montague is seeking Plan Endorsement from the State Planning Commission to have access to the benefits that are included with it. In seeking Plan Endorsement, the Township is looking for assistance in obtaining appropriate priorities for infrastructure improvement funding for the center area. Such improvements would include: road improvements, stormwater drainage improvements, development of a central water and wastewater treatment facility, development of a revolving loan program to provide assistance to local businesses looking to expand, and a housing rehabilitation loan program that would provide direct financial assistance to income qualified township homeowners to make improvements required to meet construction code requirements.

The Montague Township Council promotes the following goals for Plan Endorsement:

- Promote and foster beneficial economic growth, development and redevelopment.
- To arrange for adequate public services and adequate housing at an affordable cost.
- To preserve and enhance the historic and recreational lands within the community.
- To assure for proper construction and maintenance of the road infrastructure in the township.

- To gain a priority for funding mechanisms or programs that will help in the implementation of the local, county and state planning goals, objectives and policies.
- Provide housing diversity for low income families and senior citizens.

## **LOCATION AND REGIONAL CONTEXT**

Montague Township is located in the northern most corner of Sussex County and encompasses 45.4 square miles. It is bordered by three Sussex County municipalities: Wantage, Frankford, and Sandyston Townships. Montague also borders Pike County in Pennsylvania to the west and Orange County in New York State to the northeast. Montague is located in the ridge and valley province of the Appalachian Mountains, and is defined on its east and west borders by the Kittatinny Mountain Ridge and the Delaware River Valley. Montague is a regional tourist destination because of its State and Federal Parks.

Over half of Montague Township is preserved as parks and open space, including High Point State Park and The Delaware Water Gap National Recreation Area. The regional planning entity for Montague is the Sussex County Planning Board. The Sussex County Strategic Growth Plan received Plan Endorsement from the State Planning Commission in February 2007. The Township works closely with Sussex County to ensure that Township plans are consistent with the County's Strategic Growth Plan.



## **DEMOGRAPHICS**

### **Background**

Montague Township encompasses 45.4 square miles, and is the third largest municipality in Sussex County by land area. The Township makes up approximately 8.5 percent of the 536 square miles that comprise Sussex County, the fourth largest County in the State by land area. Montague has one of the smallest populations of any municipality in the county with 3,412 residents, making up about 2 percent of the County's total population of 153,384 people. The average household size in Montague is 2.65 people, slightly lower than both the County average of 2.75 people and the State average of 2.68 people. Median household income in Montague is \$45,368, nearly 40 percent less than the County median income of \$78,488 and about 18 percent lower than the State median income of \$55,146. The homeownership rate in Montague is 73.7% and is between the County and State homeownership rates of 84.1% and 66%, respectively. Montague's housing vacancy rate is very high at 19 percent, which is more than double the County and State rates of 8.8 percent and 7.4 percent, respectively. This is likely due to recreation and seasonal housing in the Township. The poverty rate in Montague is 11.9 percent, much higher than the County rate of 4.8 percent and the State rate of 8.5 percent. Unemployment in the Township is 5.3 percent. The County unemployment rate of 4.6% is similar to the State rate of 4.8%. (These rates are from 2004 and are likely to be higher now because of current economic conditions.)

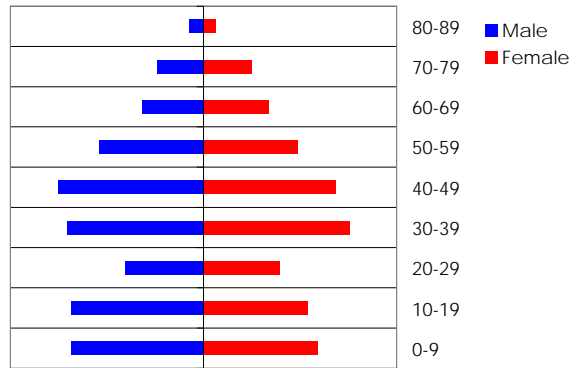
The data on the following pages is primarily from the US 2000 Census, with the exception of land area and State Department of Labor Statistics, which is from 2004.

Demographics Table			
	Montague Township	Sussex County	New Jersey
Land area (sq mi)	45.4 square miles	536 square miles	7,417 sq. miles
Population	3,412	153,384	8,414,350
Households	1,286	54,811	3,064,645
Average Household Size	2.65	2.75	2.68
Housing Units	1,588	60,086	3,310,275
Home Ownership Rate	73.7%	84.1%	66%
Vacancy Rate	19.0%	8.8%	7.4%
Median Household Income	\$45,368	\$78,488	\$55,146
Per Capita Income	\$20,676	\$32,997	\$27,006
Poverty Rate	11.9%	4.0%	8.5%
Unemployment Rate (NJDOL 2004)	5.3%	4.1%	4.8%

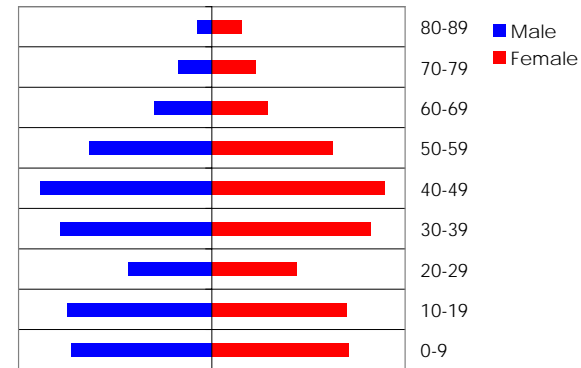
**Demographic Comparison Charts – Montague Township – Sussex County – State of New Jersey**

Montague Township is similar to Sussex County with respect to age distribution; however female cohorts between 40-49 years of age are smaller, similar to the statewide distribution. Montague is almost identical to Sussex County when it comes to racial diversity, but less racially diverse than New Jersey as a whole. Montague has more public administration and arts, entertainment, recreation, accommodation and food services jobs than are typical for the State and the County. Montague has fewer agriculture, forestry, fishing and hunting, and mining, wholesale trade, and information jobs than are typical for the State and County.

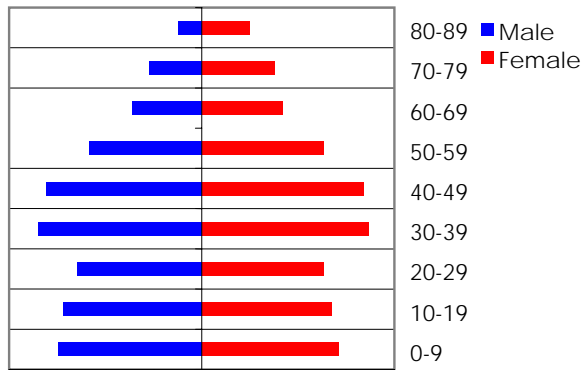
**Montague Township Age Distribution**



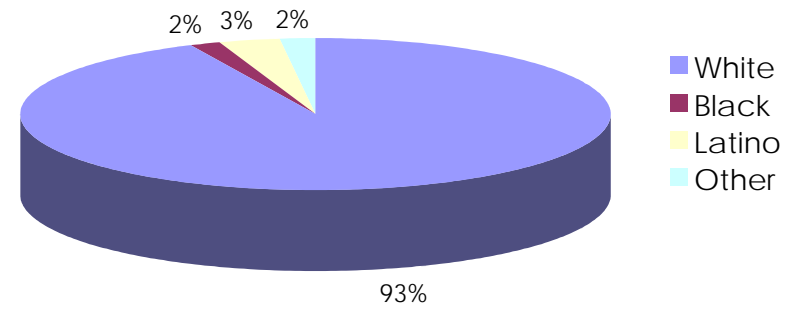
**Sussex County Age Distribution**



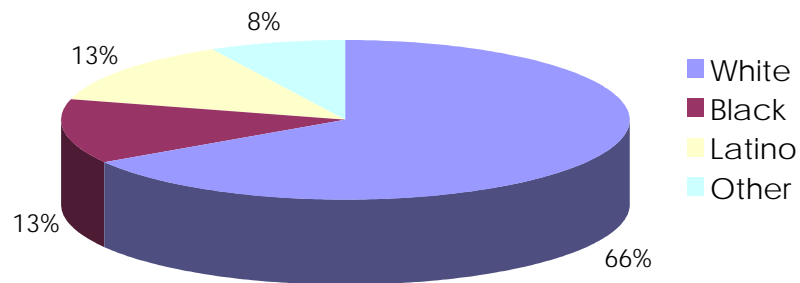
**New Jersey Age Distribution**



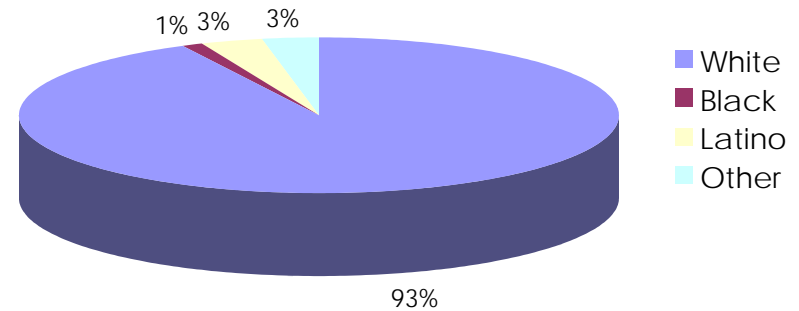
**Montague Racial/Ethnic Breakdown**



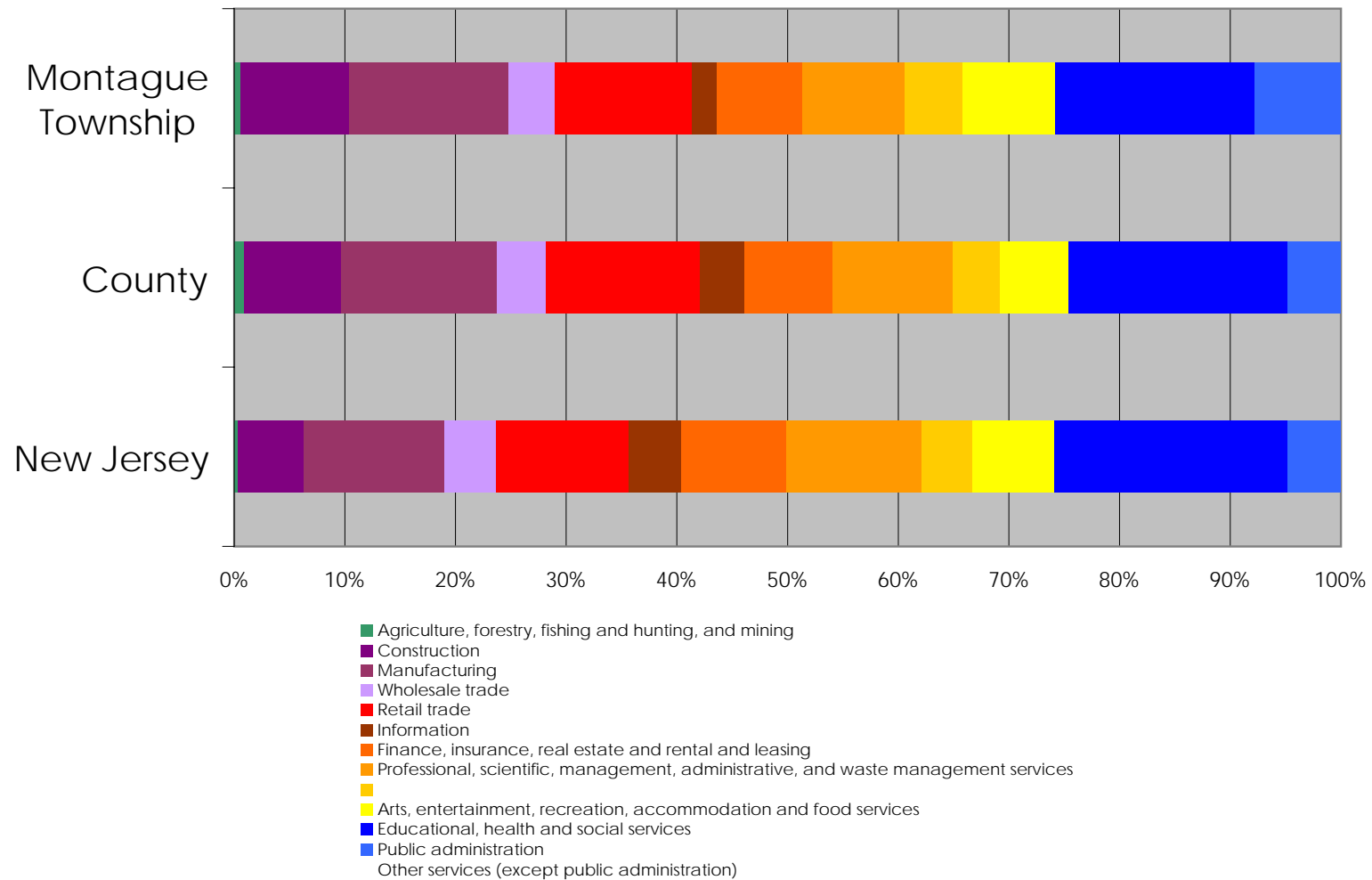
**New Jersey Racial/Ethnic Breakdown**



**Sussex County Racial/Ethnic Breakdown**



## Workers by Industry



### **Housing and Population Projections**

Montague Township submitted a petition to COAH for Round 3 revised rules on December 30, 2008. The petition was deemed complete on March 18, 2009, following a submission of additional information from the Township on March 12, 2009. The Township issued notice of its petition to COAH and the 45 day comment period passed with no objections to the Township's petition. COAH is currently conducting a review of the Township's petition. The Township received prior round certification on October 13, 2004.

Under COAH's current projections for Montague, the Township is expected to add 386 residential units between 2004 and 2018, resulting in a residential growth share of 77 units. In non-residential development, the Township is projected to add 544 jobs, resulting in a non-residential growth share of 34 units. The total projected COAH obligation for the Township is 111 units.

The Metropolitan Planning Organization (MPO) population projections for Montague Township predict that the Township will grow by about 62 percent from the year 2000 to the year 2030. The Table below shows the population projections in 5 year increments between 2000 and 2030:

Metropolitan Planning Organization Population Projections	
Year	Montague Township Population
2000	3,410
2005	3,700
2010	3,990
2015	4,400
2020	4,800
2025	5,120
2030	5,530

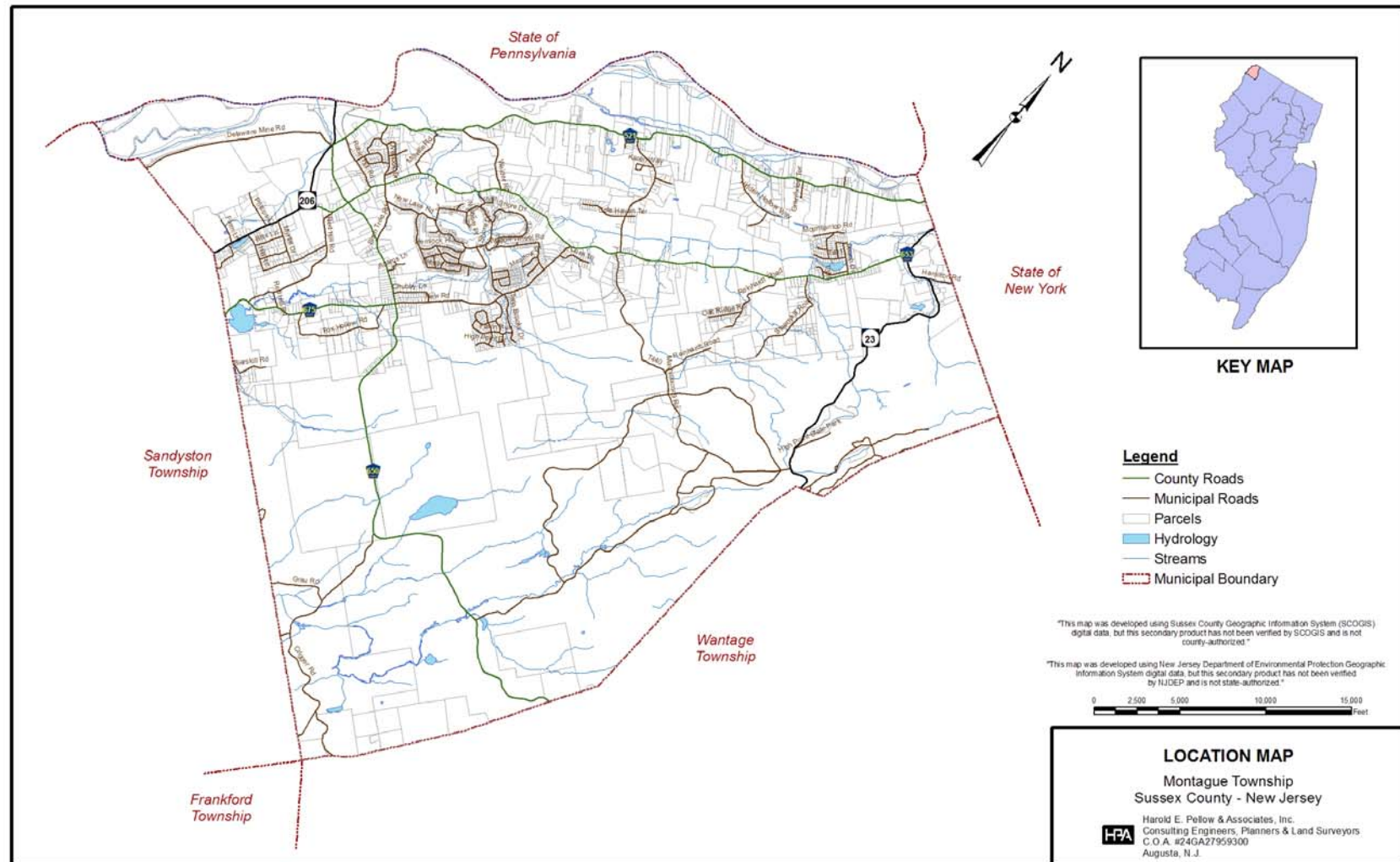
**COMMUNITY INVENTORY**

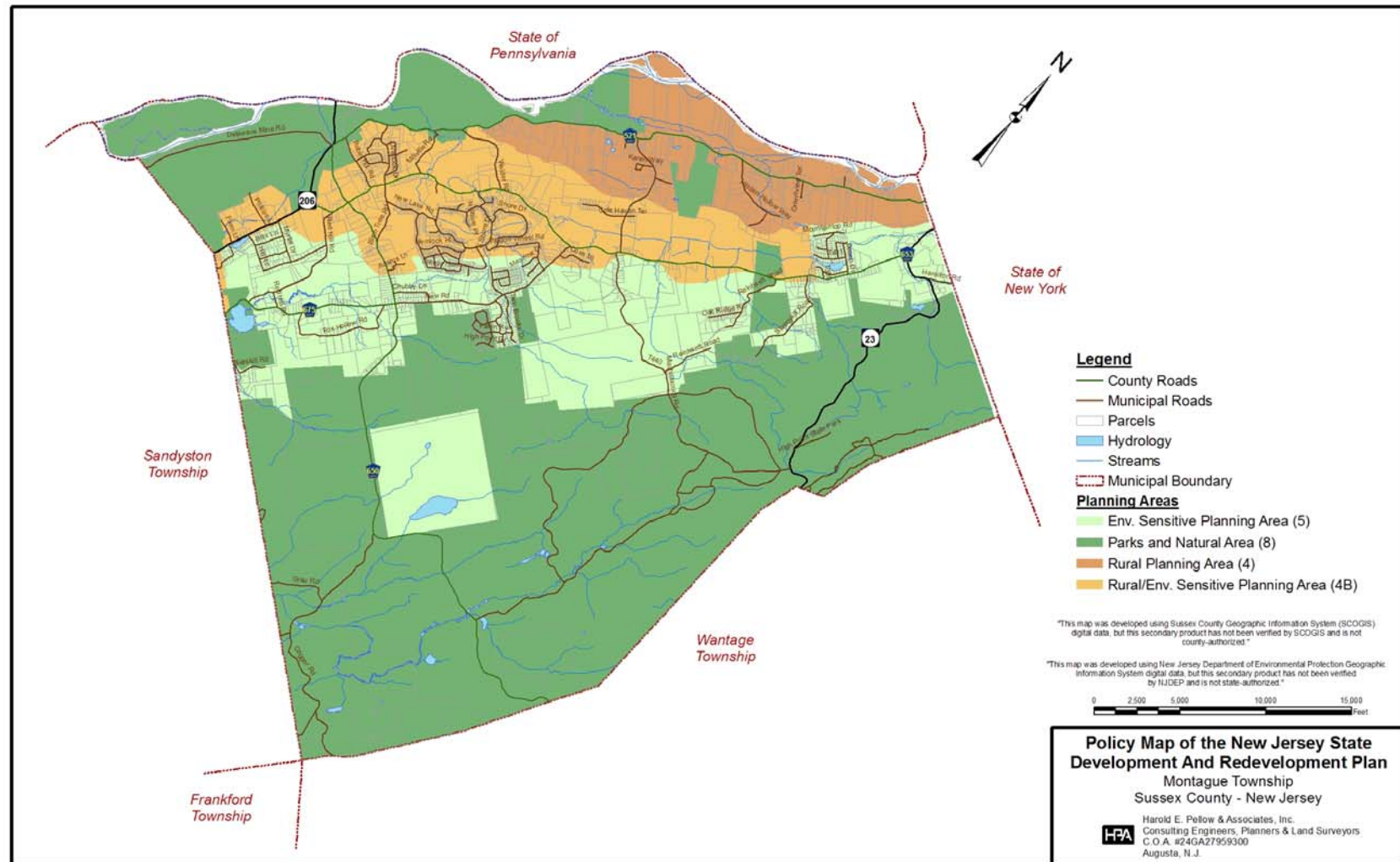
**General Information**

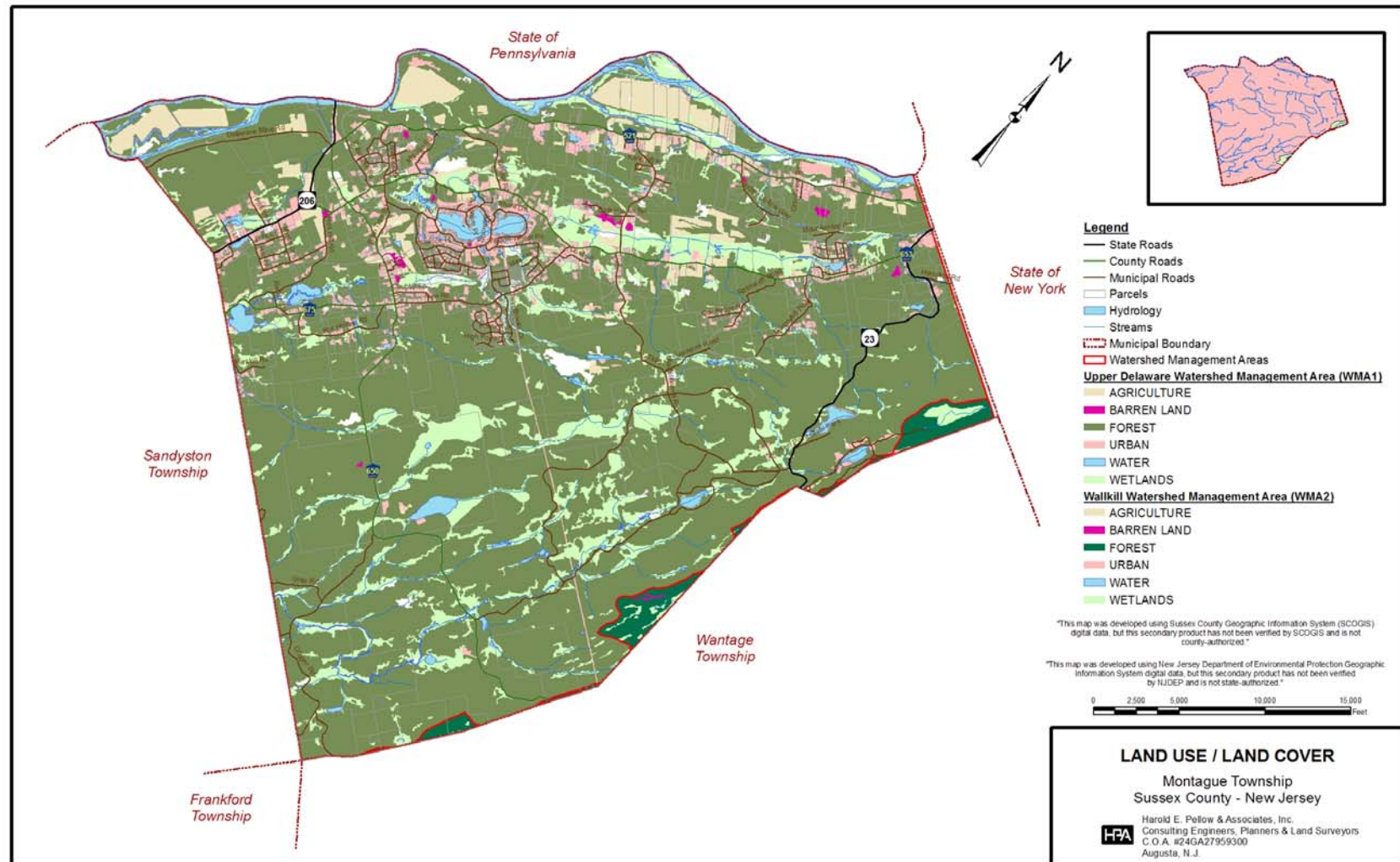
Montague Township covers 45.4 squares miles in the northern corner of Sussex County. Sussex County is bordered by Pennsylvania to the northwest, New York State to the northeast, Passaic County to the east, Morris County to the southeast and Warren County to the southwest. Montague shares borders with Wantage Township to the east, Sandyston Township to the south, Westfall, Dingman, and Milford Townships in Pennsylvania to the west, and Greenville and Deerpark Townships in New York State to the north. Tax assessment data for number of households, square footage of commercial properties and acres of vacant land are currently being calculated by the Township Tax Assessor's office.

The maps on the following pages provide the municipal boundaries and location, State Planning Area Designations, and Land Use / Land Cover for the Township.









## **Natural & Cultural Features**

### Natural Features

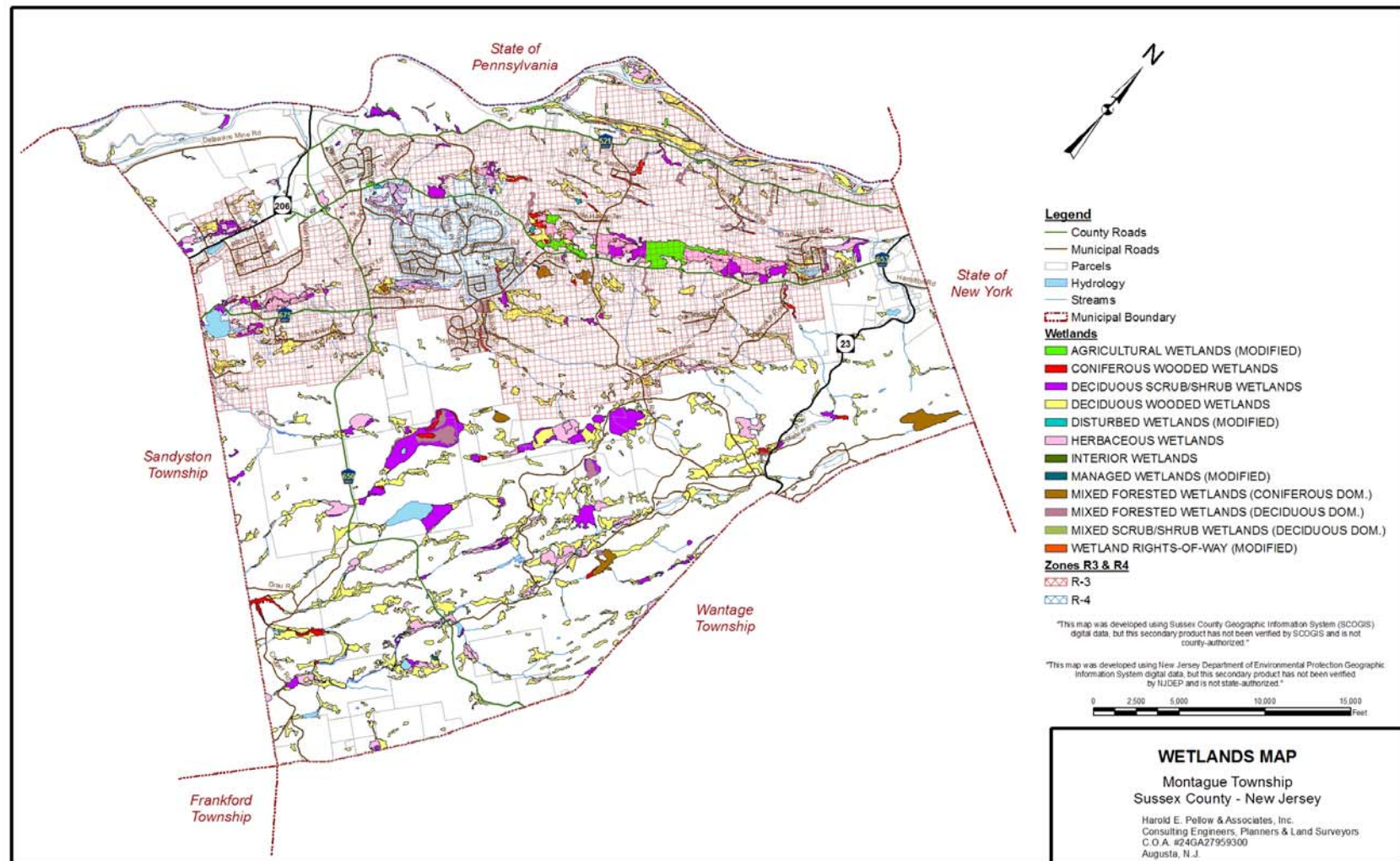
Montague is located in the ridge and valley province of the Appalachian Mountains, and is defined on its east and west borders by the Kittatinny Mountain Ridge and the Delaware River valley. It is the ridges and valleys that comprise the two dominant landscapes in the Township: forested moderate to very steep slopes with thin soils, boulder fields, and rock outcrops; and stream valleys where deep fertile soils are intermixed with wetlands along the valley floors. The mountains and state lands throughout the Township are primarily forested. Development in these areas has also been limited with relatively low densities due to steeper slopes and state or private entity ownership. The USDA Soil Survey identifies the following soil series within the Township: Alden silt loam, Arnot-Lordstown Rock outcrop complex, Atherton mucky silt, Catden mucky peat, Chipewa silt loam, Colonie loamy fine sand, Delaware fine sandy loam, Fredon Halsey complex, Galway loam, Hazen-Hoosic complex, Hoosic-Hazen complex, Lordstown-Wallpack complex, Manlius-Nassau complex, Pits sand and gravel, Rock outcrop Farmington-Galway complex, Scio silt loam, Swartswood loam, Udifluvents, Unadilla silt loam, Venango silt loam, Wallpack fine sandy loam, Wallpack silt loam and Wurtsboro loam.

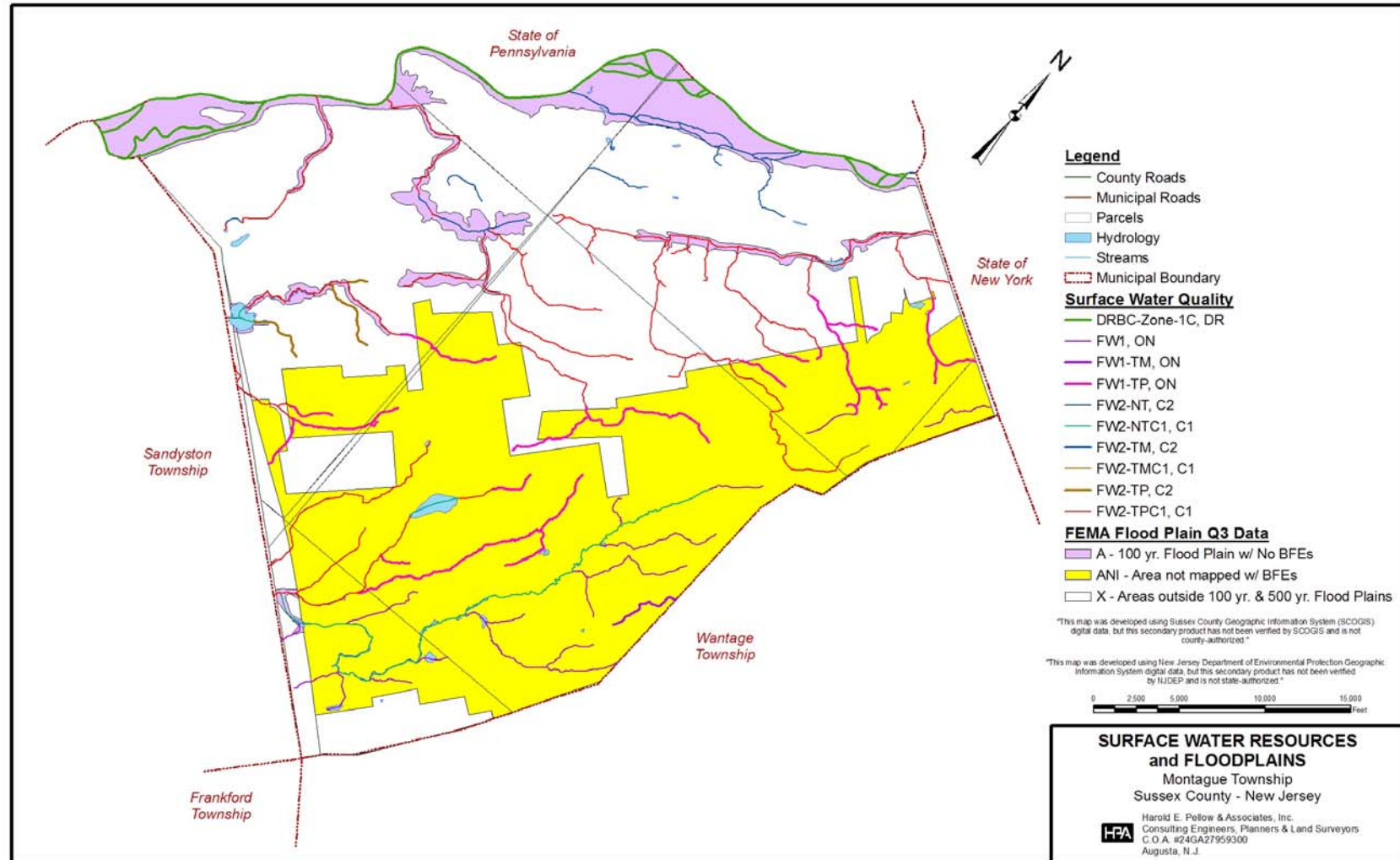
Historic and Cultural Features

Montague Township was incorporated in 1759 and the borders of the municipality have changed little since its creation. The area was first settled by the Dutch in the 17<sup>th</sup> century and later by the English. Montague was originally claimed to be part of New York and became part of Sussex County in 1755. The Old Mine Road is thought to be one of the oldest continuously used roads in America and was used to transport copper ore by the early Dutch settlers. The Old Mine Road, sections of which have remained basically unchanged for hundreds of years, is on both the National and State Register of Historic Places. As English settlers came to this area, small communities such as Brickhouse, Millville, and Duttonville sprang up along the Delaware River Valley. Some notable historical structures in the Township are: the Foster-Armstrong House, the Nelden-Roberts Stonehouse, and the Montague Dutch Reform Church.

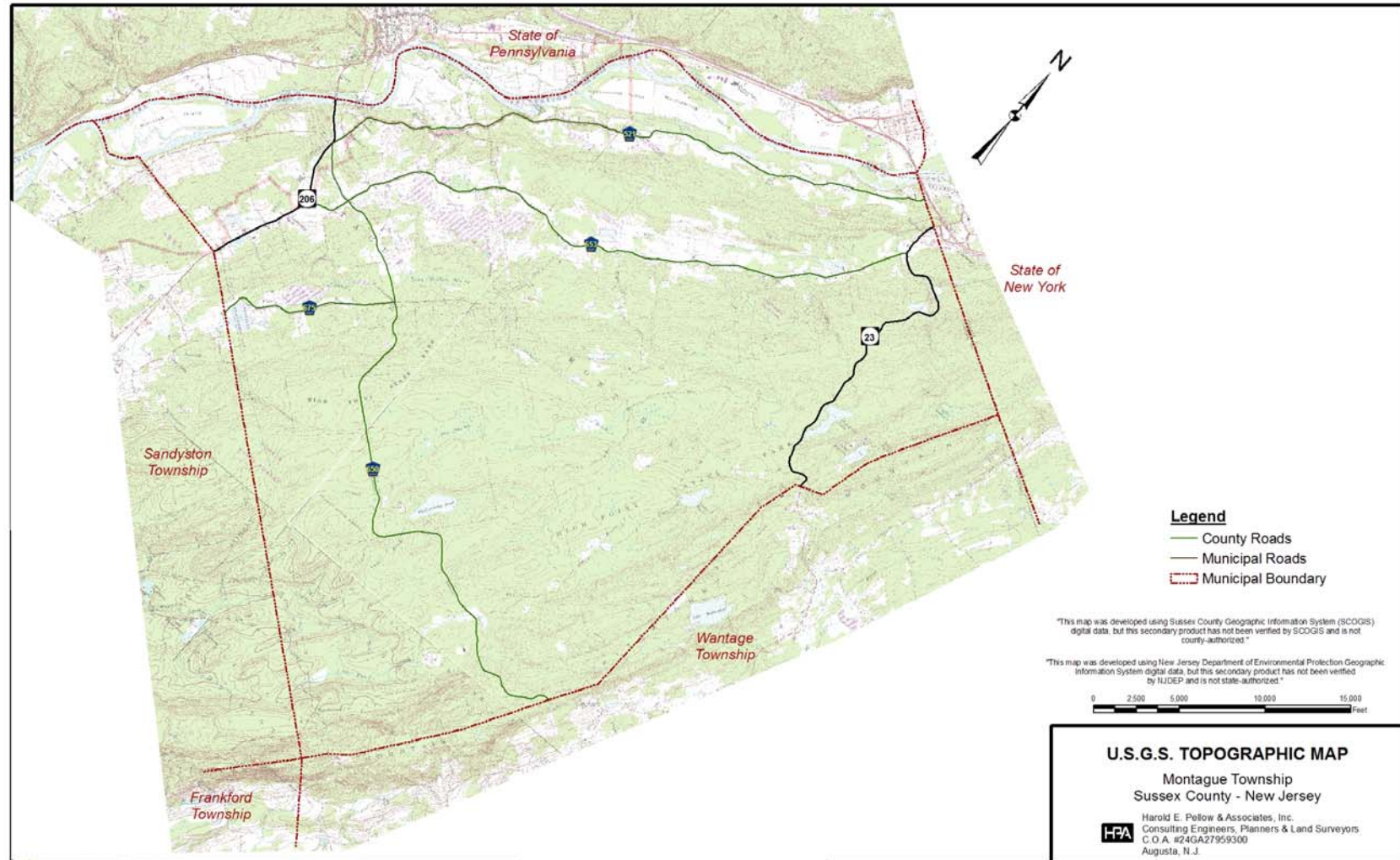
The maps on the following pages include: Wetlands Map, Surface Water Resources and Flood Plains, USGS Topographic Map, Critical Slopes, Soil Series Map, and NJDEP's Landscapes Map.



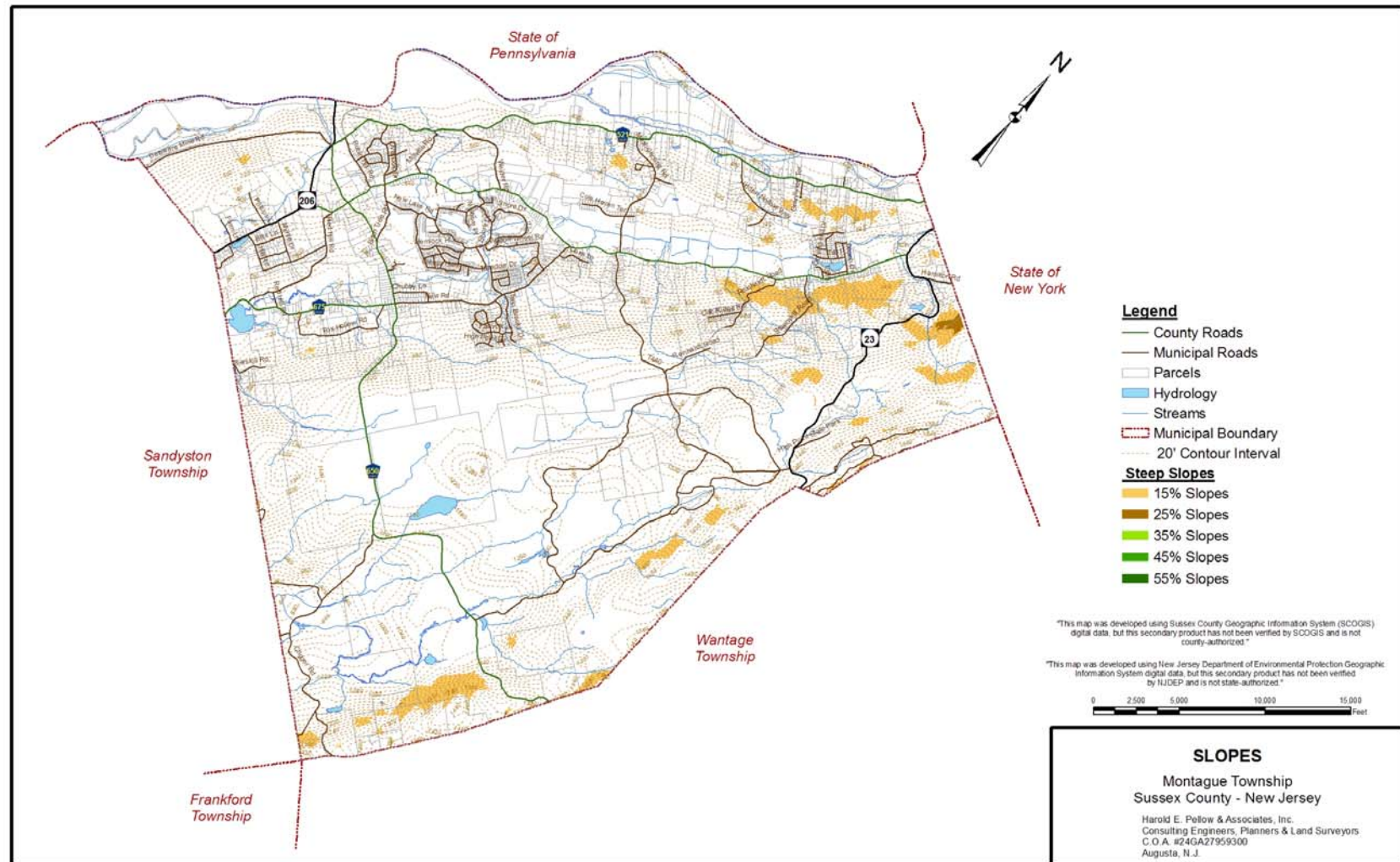


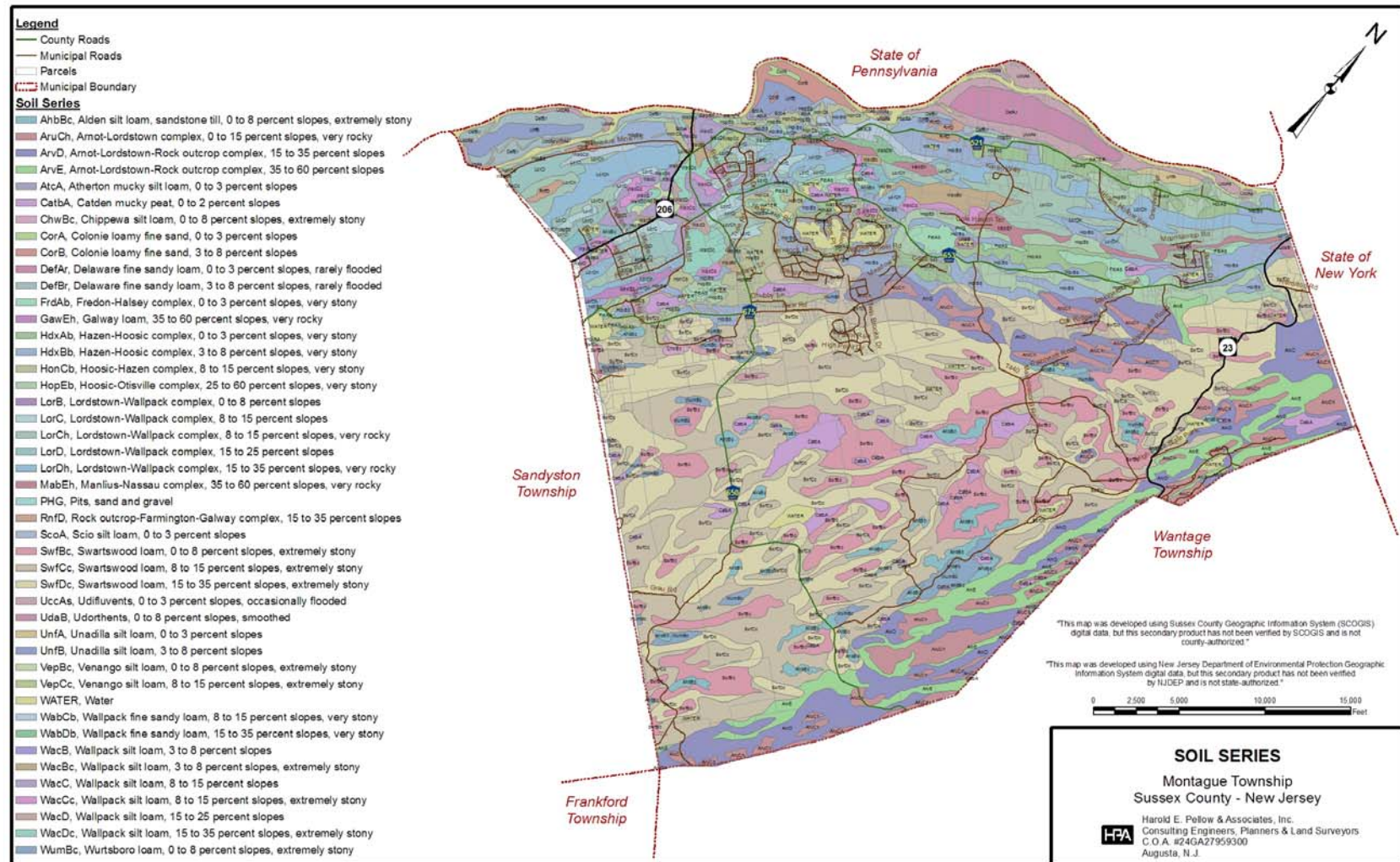












## **Community Facilities**

### Public and Private Schools

Montague Township School is a kindergarten through 6<sup>th</sup> grade district with an enrollment of approximately 310 students. Middle and High School aged students attend Port Jervis Middle School and High School in New York. Port Jervis Middle School enrolls approximately 530 students and Port Jervis High School enrolls approximately 1,120 students. Montague is the only Township in New Jersey that sends its students to an out-of-state school.

### Government Buildings and Public Services

Montague Township owns and operates its Municipal Building with several departments to serve the needs of the community. The Blue Ridge Rescue Squad has a station connected to the Municipal Building. There is one post office located in the Township on Clove Road.

### Parks and Recreation Facilities

Montague is home to portions of Stokes State Forest, the Delaware Water Gap Nation Recreation Area, High Point State Park, and Hainesville State Wildlife Management Area. In total, Montague has over 16,000 acres of land preserved as parks and open space. These lands are generally available for fishing, hunting, hiking, backpacking, boating, camping and other similar types of passive recreation activities.

**Infrastructure**

Roadways

New Jersey State Highway (NJSH) 206 and 23 both run through the Township for 2.5 and 4 miles, respectively. There are four County roads running approximately 17 miles through the Township. The majority of roads in Montague are Township roads covering a total of 85 miles. NJSH 206 and 23 are classified by the NJDOT as Rural Principal Arterials. All of the remaining County roads are classified as collectors. Following are major roadways within the Township and their NJDOT designations:

<b>Street Name</b>	<b>Classification</b>
NJSH Route 23	Rural Principal Arterial
NJSH Route 206	Rural Principal Arterial
County Route 521	Rural Major Collector/ Urban Collector
County Route 650	Rural Major Collector/ Urban Collector
County Route 653	Rural Major Collector
County Route 675	Rural Minor Collector

Sewer Service Areas and Water Supply Franchises

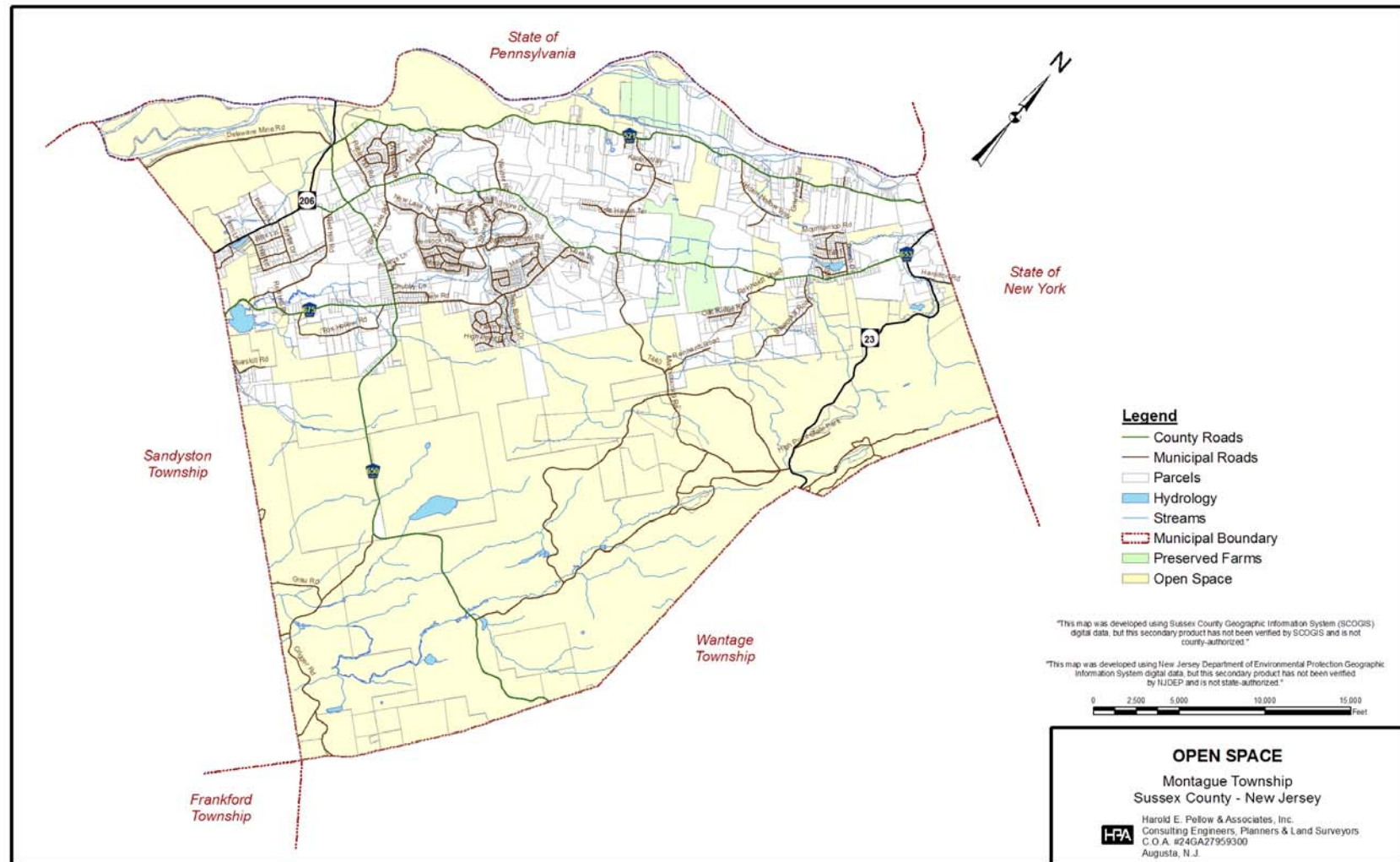
Montague has no public water or Central Wastewater Treatment facilities, with exception of the High Point Country Club area, which has a central supply water system fed from production wells. All other development is on private septic and well systems.

Natural Gas Main

Tennessee Gas Transmission Company has a transmission main that runs from Pennsylvania northwest to Southeast into Wantage Township.

The map on the following page shows Existing Open Spaces in the Township:

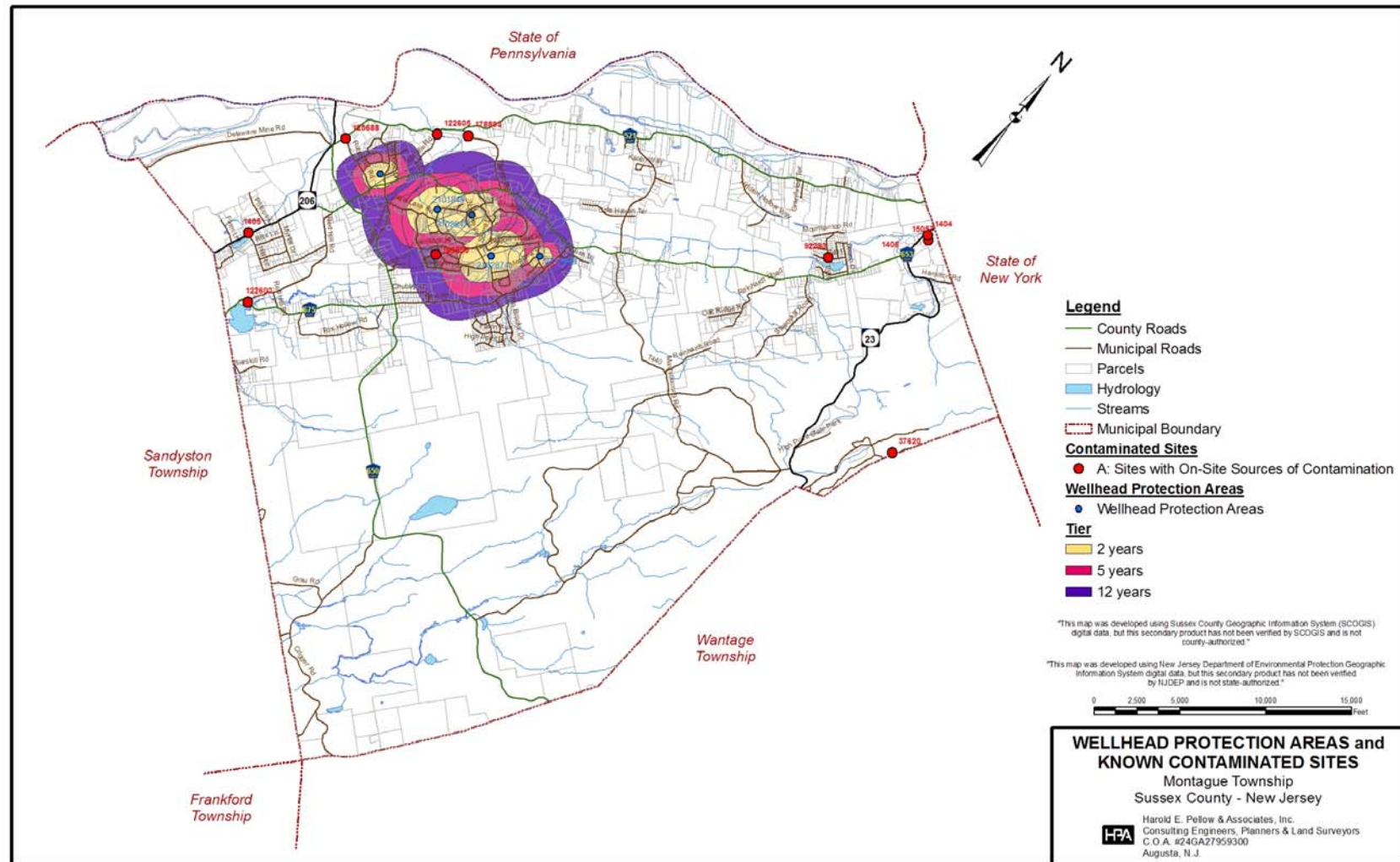




**Underutilized Land**

The Township has established the Montague Town Center as an area that will have planned growth through infrastructure improvements, expansion of local economic base through the development of new commercial properties, and new residential developments. These planned improvements will make the most of the approximately 1,680 acres within the proposed center, while preserving the rural aspects of the remainder of the Township. Wellhead protection areas are identified by the NJDEP for the Township.

The map on the following page identifies Wellhead Protection Areas:





## **COMMUNITY VISION & PUBLIC PARTICIPATION**

The 1994 Master Plan recognized the need to try and consolidate future development in those sections of the Township that have historically witnessed commercial, residential and government uses. The Township developed zoning ordinances that blended uses within each of the two proposed centers. The proposal for designation of the original two Town Centers took place in 1998 during a series of open public meetings of the Planning Board Cross Acceptance Committee and at a regularly scheduled meeting of the Township Planning Board. After the submission of the proposed center designations for the Montague Town Center and the Tri-State Town Center, only the Montague Town Center received designation. The Township remains interested in the Tri-State Town Center area and recent discussions with State representatives have shown renewed interest in the concept. The Tri-State Town Center Designation provides a greater ability to plan for an area that has the greatest concentration of commercial development in the Township.

## **STATUS OF MASTER PLAN AND OTHER RELEVANT PLANNING ACTIVITIES**

Montague's current Master Plan built off of the original 1976 Master Plan, the 1986 Master Plan, and the 1994 Reexamination Report. The most recent Master Plan Update occurred in 2004. The Township submitted a petition to COAH on December 30, 2008. The Township petition was deemed complete on March 18, 2009 and the petition is currently under review by COAH.

## RECENT AND UPCOMING DEVELOPMENT ACTIVITIES

Following are major site plan and subdivision applications, which have been approved in the Township over the last five years:

<b>Name of Applicant</b>	<b>Block &amp; Lot</b>	<b>Approval Date</b>	<b>Type of Application</b>	<b>No. of Lots or Square Footage of Building</b>
Debra S. Youngman	Block 47, Lot 14	2/10/05	Major Subdivision	9 Lots
Zitone Construction	Block 7, Lot 33.30	2/08/07	Major Subdivision	5 Lots
Crown Aggregates	Block 5, Lot 21	3/08/07	Site Plan	Sand & Gravel Operation

## **STATEMENT OF PLANNING COORDINATION**

Montague Township recognizes that in any planning effort it is important to take into account and incorporate efforts that are already underway from surrounding municipal, County and State Entities. In its Master Plan, Montague compares the zoning and planning efforts of surrounding Townships for compatibility with its own. The Master Plan also incorporates the New Jersey State Development and Redevelopment Plan, by enacting regulations that will protect water quality, while promoting concentrated forms of development. Montague has also made an effort to be consistent with the Sussex County Strategic Growth Management Plan by protecting natural resources, enhancing the quality of life in the region, and reinforcing the growth of appropriate businesses in the Township.

## STATE, FEDERAL & NON-PROFIT PROGRAMS, GRANTS AND CAPITAL PROJECTS

This following table lists the grants and capital projects that Montague has undertaken in the last five years:

### State, Federal & Non-Profit Programs, Grants and Capital Projects for 2004 - 2008

Year	Name/Description	Grant Amount	Capital Improvements	BAN authorized -
2004	Recycling Tonnage Grant	\$ 322.00		
2004	Municipal Court Alcohol Rehab	\$ 323.00		
2004	Small Cities Grant	\$ 300,000.00		
2004	Acquisition of Fire Truck and Dump Truck		\$ 187,572.00	\$ 182,400.00
2004	Improvements to Chubby Lane and Cole Haven Terrage		\$ 57,504.96	
2005	Recycling Tonnage Grant	\$ 417.17		
2005	Municipal Court Alcohol Rehab	\$ 312.38		
2005	Clean Communities	\$ 11,451.45		
2005	Emergency Mgmt	\$ 2,405.72		
2005	DOT Grant	\$ 80,000.00		
2005	Resurfacing of Birch Tree Road		\$ 62,472.76	
2005	Repair and Resurfacing of Various Roads		\$ 92,850.91	
2006	Recycling Tonnage Grant	\$ 386.00		
2006	Clean Communities Grant	\$ 11,382.00		
2006	Acquisition of Pumper/Fire Truck		\$ 25,000.00	
2006	Addition to DPW Building - Garage		\$ 133,004.50	\$ 190,000.00
2006	Purchase of Dump Truck		\$ 55,989.00	
2006	Purchase of Radio System for Ambulance Squad		\$ 20,278.78	
2007	Recycling Tonnage Grant	\$ 505.00		
2007	Clean Communities Grant	\$ 11,934.00		
2007	Stormwater Management Grant	\$ 8,750.00		

**State, Federal & Non-Profit Programs, Grants and Capital Projects for 2004 - 2008**

2007	Polling Place Accessibility Grant	\$	20,910.00	
2007	Park and Ride, Emergency Generator, Helistop	\$	369,100.00	
2007	Bike Path Grant	\$	5,000.00	
2007	FEMA - Flood Mitigation	\$	4,955.01	
2007	Repair and Resurface Beerskill Road			\$ 50,000.00
2008	Recycling Tonnage Grant	\$	1,213.00	
2008	Clean Communities Grant	\$	6,487.00	
2008	DOT Transportation Grant - Weider Road Resurfacing	\$	106,000.00	
2008	Drainage Repair on Coss Road			\$ 20,000.00

## **INTERNAL CONSISTENCY IN LOCAL PLANNING**

Montague has addressed the creation of the Montague Town Center in its Master Plan, discussing the benefits and intents of the center, however, more work needs to be done to implement Center Zoning and put in place standards for development in the Town Center. A major concern is the lack of a wastewater treatment facility in the Town Center area that will accommodate the intended development density in the Town Center. There is already a health concern with regards to the current development densities in the area and the ability for existing individual subsurface disposal systems to operate properly. Until a wastewater treatment facility is installed, the development density will have to be much less than intended within the Center.

## **SUSTAINABILITY STATEMENT**

"Sustainability" or "Sustainable Development" has been defined as "development that meets the needs of the present without compromising the ability of future generations to meet their own needs" - The United Nations World Commission on Environment and Development (The Brundtland Commission, 1987).

Since the adoption of the Township's first Master Plan in 1976, Montague has been planning with the intent of preserving rural aspect of the Township while providing for growth that resulted in economic development. As planning has evolved in Montague, the community began to plan for a more compact center to allow for concentrated growth in a single area, reducing sprawl and increasing preservation efforts in the environs. Montague is committed to addressing these issues via the Center Designation provided by the State Planning Commission. The Montague Town Center was the result of those planning efforts. The designation of the Town Center will provide for the future growth of commercial, residential, and government uses with appropriate infrastructure in a designated area. Providing for environmental protection and sustaining existing communities in the environs is another goal for the Township in addressing long term sustainability.

## CONSISTENCY WITH STATE PLAN - GOALS, POLICIES & INDICATORS

The State Plan is made up of 8 Goals and Strategies and 19 Statewide Policies that are complemented by a State Plan Policy Map. This section discusses consistency with regard to goals relevant to the Township's Petition, along with related policies and indicators.

GOAL	POLICIES	INDICATORS
<b>Goal 1: Revitalize the State's Cities and Towns</b>  STRATEGY: Protect, preserve and develop the valuable human and economic assets in cities, towns and other urban areas. Plan to improve their livability and sustainability by investing public resources in accordance with current plans which are consistent with the provisions of the State Plan. Leverage private investments in jobs and housing; provide comprehensive public services at lower costs and higher quality; and improve the natural and built environment. Incorporate ecological design through mechanisms such as solar access for heating and power generation. Level the playing field in such areas as financing services, infrastructure and regulation. Reduce the barriers which limit mobility and access of city residents, particularly the poor and minorities, to jobs, housing, services and open space within the region. Build on the assets of cities and towns such as their labor force, available land and buildings, strategic location and diverse populations.	<b>Policy on Urban Revitalization</b> - Prepare strategic revitalization plans, neighborhood empowerment plans and urban complex strategic revitalization plans that promote revitalization, economic development and infrastructure investments, coordinate revitalization planning among organizations and governments, support housing programs and adaptive reuse, improve access to waterfront areas, public open space and parks, and develop human resources with investments in public health, education, work force readiness and public safety in cities and towns.	<b>Key Indicator 5.</b> Progress in socioeconomic revitalization for the 68 municipalities eligible for Urban Coordinating Council assistance  <b>Indicator 6.</b> Percent of jobs located in Urban Coordinating Council municipalities  <b>Indicator 22.</b> Percent of building permits issued in Urban Coordinating Council municipalities  <b>Indicator 27.</b> Number of Neighborhood Empowerment Plans approved by the Urban Coordinating Council

### Goal 1 Analysis

Goal 1 does not apply to Montague Township as it is not an urban area as defined for the purposes of Goal 1.



GOAL	POLICIES	INDICATORS
<p><b>Goal 2: Conserve the State's Natural Resources and Systems</b></p> <p>STRATEGY: Conserve the State's natural resources and systems as capital assets of the public by promoting ecologically sound development and redevelopment in the Metropolitan and Suburban Planning Areas, accommodating environmentally designed development and redevelopment in Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas, and by restoring the integrity of natural systems in areas where they have been degraded or damaged. Plan, design, invest in and manage the development and redevelopment of Centers and the use of land, water, soil, plant and animal resources to maintain biodiversity and the viability of ecological systems. Maximize the ability of natural systems to control runoff and flooding, and to improve air and water quality and supply.</p>	<p><b>Policy on Water Resources</b> - Protect and enhance water resources through coordinated planning efforts aimed at reducing sources of pollution and other adverse effects of development, encouraging designs in hazard-free areas that will protect the natural function of stream and wetland systems, and optimizing sustainable resource use.</p> <p><b>Policy on Open Lands and Natural Systems</b> - Protect biological diversity through preservation and restoration of contiguous open spaces and connecting corridors; manage public land and provide incentives for private land management to protect scenic qualities, forests and water resources; and manage the character and nature of development for the protection of wildlife habitat, critical slope areas, water resources, and for the provision of adequate public access to a variety of recreational opportunities.</p> <p><b>Policy on Coastal Resources</b> - Acknowledge the statutory treatment of the coastal area under federal and State legislation, coordinate efforts to establish a comprehensive coastal management program with local planning efforts, undertake a regional capacity analysis, protect vital ecological areas and promote recreational opportunities.</p> <p><b>Policy on Special Resource Areas</b> - Recognize an area or region with unique characteristics or resources of Statewide importance and establish a receptive environment for regional planning efforts. The Highlands region has been recognized as the first Special Resource Area in New Jersey.</p>	<p><b>Key Indicator 2.</b> The amount of land permanently dedicated to open space and farmland preservation</p> <p><b>Key Indicator 3.</b> Percent of New Jersey's streams that support aquatic life</p> <p><b>Indicator 11.</b> Conversion of wetlands for development</p> <p><b>Indicator 26.</b> Percent of land in New Jersey covered by adopted watershed management plans</p>

**Goal 2 Analysis**

Montague Township has a long history of conservation. Through the development of the State and Federal Parks in the area, over half of the Township is permanently preserved open space. By promoting a balance of new development and redevelopment, along with the Town Center designation, Montague is hoping to provide future population and economic growth while preserving the rural aspects of the Township. The following goals and objectives from the 2004 Master Plan apply to Goal 2:

- Support protection of current open space resources and additional resources where found appropriate.
- Prepare a revised Open Space, Recreation and historic element of the Master Plan to support the Capital Improvement Program with projected priorities.
- Identify and protect lands, which may be needed to locate or expand public facilities, or to protect for future expansion of open space and recreation lands.
- Prepare an Official Map identifying existing and proposed locations of public facilities including roads, right-of-ways widths, drainage basins and drainage right-of-ways and their widths, the location of existing and proposed public buildings, and existing and proposed open space and recreation lands.
- Prepare projections of land use needs and infrastructure capacity to accommodate anticipated demand.
- Recommend revision to the Land Development Ordinances to provide for and locate land uses deemed to be suitable for Montague Township at densities that can be accommodated within adopted environmental standards; provide for effective buffering between incompatible land uses; consider the redistribution of land uses at densities consistent with the provisions of the Municipal Land Use Law and its interpretation by recent court decisions.

GOAL	POLICIES	INDICATORS
<p><b>Goal 3: Promote Beneficial Economic Growth, Development and Renewal for All Residents of New Jersey</b></p> <p>STRATEGY: Promote socially and ecologically beneficial economic growth, development and renewal and improve both the quality of life and the standard of living of New Jersey residents, particularly the poor and minorities, through partnerships and collaborative planning with the private sector. Capitalize on the State's strengths—its entrepreneurship, skilled labor, cultural diversity, diversified economy and environment, strategic location and logistical excellence—and make the State more competitive through infrastructure and public services cost savings and regulatory streamlining resulting from comprehensive and coordinated planning. Retain and expand businesses, and encourage new, environmentally sustainable businesses in Centers and areas with infrastructure. Encourage economic growth in locations and ways that are both fiscally and environmentally sound. Promote the food and agricultural industry throughout New Jersey through coordinated planning, regulations, investments and incentive programs—both in Centers to retain and encourage new businesses and in the Environs to preserve large contiguous areas of farmland.</p>	<p><b>Policy on Economic Development</b> - Promote beneficial economic growth and improve the quality of life and standard of living for New Jersey residents by building upon strategic economic and geographic positions, targeting areas of critical capital spending to retain and expand existing businesses, fostering modern techniques to enhance the existing economic base, encouraging the development of new enterprises, advancing the growth of green businesses, elevating work force skills, and encouraging sustainable economic growth in locations and ways that are fiscally and ecologically sound.</p> <p><b>Policy on Agriculture</b> - Promote and preserve the agricultural industry and retain farmland by coordinating planning and innovative land conservation techniques to protect agricultural viability while accommodating beneficial development and economic growth necessary to enhance agricultural vitality and by educating residents on the benefits and the special needs of agriculture.</p> <p><b>Policy on Equity</b> - It is the position of the State Planning Commission that the State Plan should neither be used in a manner that places an inequitable burden on any one group of citizens nor should it be used as a justification for public actions that have the effect of diminishing equity. It is also the position of the Commission that the achievement, protection and maintenance of equity be a major objective in public policy decisions as public and private sector agencies at all levels adopt plans and policies aimed at becoming consistent with the State Plan.</p>	<p><b>Key Indicator 1.</b> New development, population and employment located in the Metropolitan and Suburban Planning Areas or within Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas</p> <p><b>Indicator 1.</b> Average annual disposable income among New Jerseyans</p> <p><b>Indicator 2.</b> Unemployment</p> <p><b>Indicator 3.</b> Conversion of farmland for development</p> <p><b>Indicator 5.</b> Agricultural output</p> <p><b>Indicator 7.</b> Economic output per unit of energy consumed</p> <p><b>Indicator 21.</b> Municipalities with median household incomes of less than \$30,000 per year (in 1990 dollars)</p> <p><b>Indicator 22.</b> Number of census tracts with more than 40% of the population living under the poverty level</p>

### **Goal 3 Analysis**

Montague's economic development hinges on its status as an "agric-eco tourism" destination. The Township has developed plans to promote economic and residential development in appropriate locations, i.e. the Town Center, while preserving the "environs", to maintain the character of the Township, and preserve the agricultural-based economy. The following goals and objectives from the 2004 Master Plan apply to Goal 3:

- Provide for a balance of new development and redevelopment over a ten-year period at appropriate densities taking into account projections of population, economic growth, and availability of infrastructure.
  - Prepare a map and pertinent statistics of existing land used for Montague Township.
  - Prepare estimates of existing population and economic activity.
  - Determine the extent and capacity of existing infrastructure (sewer and water supply).
  - Develop projections for population, household, and economic activity for a ten-year period.
  - Consider the inclusion in the Master Plan of the town centers in Montague, including the approved Montague Town Center, which is to be considered during the County's Strategic Growth Plan Discussion.
- Provide for an amount and variety of residential development and redevelopment, which meets existing and projected demand.
- Support protection of current open space resources and additional resources where found appropriate.
- Support the retention and continued viability of farm and forest activities and resources.

GOAL	POLICIES	INDICATORS
<p><b>Goal 4: Protect the Environment, Prevent and Clean Up Pollution</b></p> <p>STRATEGY: Develop standards of performance and create incentives to prevent and reduce pollution and toxic emissions at the source, in order to conserve resources and protect public health. Promote the development of businesses that provide goods and services that eliminate pollution and toxic emissions or reduce resource depletion. Actively pursue public/private partnerships, the latest technology and strict enforcement to prevent toxic emissions and clean up polluted air, land and water without shifting pollutants from one medium to another; from one geographic location to another; or from one generation to another. Promote ecologically designed development and redevelopment in the Metropolitan and Suburban Planning Areas and accommodate ecologically designed development in Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas, to reduce automobile usage; land, water and energy consumption; and to minimize impacts on public health and biological systems, water and air quality. Plant and maintain trees and native vegetation. Reduce waste and reuse and recycle materials through demanufacturing and remanufacturing</p>	<p><b>Policy on Air Resources</b> - Reduce air pollution by promoting development patterns that reduce both mobile and stationary sources of pollution, promoting the use of alternative modes of transportation, and supporting clean, renewable fuels and efficient transportation systems.</p> <p><b>Policy on Energy Resources</b> - Ensure adequate energy resources through conservation, facility modernization, renewable energy and cogeneration; to continue economic growth while protecting the environment; and to modify energy consumption patterns to capitalize on renewable, domestic energy supplies rather than virgin extraction and imports.</p> <p><b>Policy Waste Management, Recycling and Brownfields-</b> Promote recycling and source reduction through product design and materials management and by coordinating and supporting legislative, planning and facility development efforts regarding solid and hazardous waste treatment, storage and disposal. Capitalize on opportunities provided by brownfield sites through coordinated planning, strategic marketing and priority redevelopment of these sites.</p>	<p><b>Indicator 4.</b> Percent of brownfield sites redeveloped</p> <p><b>Indicator 7.</b> Economic output per unit of energy consumed</p> <p><b>Indicator 8.</b> The generation of solid waste on a per capita and per job basis</p> <p><b>Indicator 9.</b> Number of unhealthful days annually caused by ground-level ozone, particulate matter and carbon monoxide</p> <p><b>Indicator 10.</b> Greenhouse gas emissions</p> <p><b>Indicator 13.</b> Changes in toxic chemical use and waste generation (non-product output or NPO) by New Jersey's manufacturing sector</p> <p><b>Indicator 15.</b> Vehicle miles traveled per capita</p>

#### **Goal 4 Analysis**

Montague is known as a rural community with a small population and large areas of farms and preserved open space. Because of these factors Montague has been spared from heavy amounts of pollution through industrial uses and dense development. The designation of the Montague Town Center will provide an area for future economic and residential growth at a density that can be supported by appropriate infrastructure while protecting other areas of the Township from overdevelopment. The following goals and objectives from the 2004 Master Plan apply to Goal 4:

- Identify and protect lands, which may be needed to locate or expand public facilities, or to protect for future expansion of open space and recreation lands.
  - Prepare an Official Map identifying and proposing locations of public facilities including, roads, right-of-way widths, drainage basins and drainage right-of-ways and their widths, the location of existing and proposed public buildings, and existing and proposed open space and recreation lands.
  - Evaluate current water supply systems. Where funding for improvements is insufficient for the private operator, consider municipal takeover and improvement.
  - Actively seek central wastewater treatment approval and construction in the Montague Town Center.
- Recommend revisions to the Land Development ordinances to provide for and locate land uses deemed to be suitable for Montague Township at densities that can be accommodated within adopted environmental standards; provide for effective buffering between incompatible land uses; consider the redistribution of land uses at densities consistent with the provisions of the Municipal Land Use Law and its interpretation by recent court decisions.
- Prepare a proposed Land Use Map and data, and a revised Zoning Map, and techniques to aid in fulfilling of the Master Plan recommendation.

- Consider the inclusion in the Master Plan of the town center in Montague, including the approved Montague Town Center, which is to be considered during the County's Strategic Growth Plan discussions.

GOAL	POLICIES	INDICATORS
<p><b>Goal 5: Provide Adequate Public Facilities and Services at a Reasonable Cost</b></p> <p>STRATEGY: Provide infrastructure and related services more efficiently by supporting investments based on comprehensive planning and by providing financial incentives for jurisdictions that cooperate in supplying public infrastructure and shared services. Encourage the use of infrastructure needs assessments and life-cycle costing. Reduce demands for infrastructure investment by using public and private markets to manage peak demands, applying alternative management and financing approaches, using resource conserving technologies and information systems to provide and manage public facilities and services, and purchasing land and easements to prevent development, protect flood plains and sustain agriculture where appropriate.</p>	<p><b>Policy on Infrastructure Investments</b> - Provide infrastructure and related services more efficiently by investing in infrastructure to guide growth, managing demand and supply, restoring systems in distressed areas, maintaining existing infrastructure investments, designing multi-use school facilities to serve as centers of community, creating more compact settlement patterns in appropriate locations in suburban and rural areas, and timing and sequencing the maintenance of capital facilities service levels with development throughout the State.</p> <p><b>Policy on Transportation</b> - Improve transportation systems by coordinating transportation and land-use planning; integrating transportation systems; developing and enhancing alternative modes of transportation; improving management structures and techniques; and utilizing transportation as an economic development tool.</p>	<p><b>Key Indicator 4.</b> Meet present and prospective needs for public infrastructure systems</p> <p><b>Indicator 14.</b> The percent of all trips to work made by carpool, public transportation, bicycle, walking or working at home</p> <p><b>Indicator 16.</b> Number of pedestrian fatalities in vehicular accidents on State roads</p> <p><b>Indicator 17.</b> Increase in transit ridership</p> <p><b>Indicator 18.</b> Percent of potable water supplies that meet all standards</p> <p><b>Indicator 19.</b> Percent of development on individual septic systems</p>

### **Goal 5 Analysis**

The designation of the Montague Town Center includes providing the infrastructure to support higher density development which includes water and wastewater systems. Montague is also looking at ways to improve circulation systems in the town preparing for future Township growth. The following goals and objectives from the 2004 Master Plan apply to Goal 5:



- Provide circulation systems to serve all properties in Montague, safely and conveniently incorporating movement to and from employment, recreation opportunities, and commercial and institutional services.
- Develop an information base of existing, local, county and state roads in Montague using maps, straight line diagrams, traffic volumes, cartway and right-of-way width, road conditions, traffic accident information and hazardous locations.
- Determine current expected road improvements by jurisdiction.
- Evaluate current public transportation systems as to how they will meet Montague Township and project needs for the ten-year period.
- Identify road and traffic improvements needed to alleviate existing hazardous traffic conditions, taking into consideration anticipated traffic conditions for the six-year period.
- Review the jurisdictional and traffic situation of unimproved roads, such as those in the High Point Country Club community, to determine when and how they may be improved to current standards.
- Prepare a circulation element of the Master Plan and a road and traffic improvement section of a Capital Improvement Program with projected priorities and costs.
- Investigate finding sources to support improvement to and potential municipal takeover of unimproved roads in High Point Country Club.
- Evaluate current water supply systems. Where finding for improvements is insufficient for the private operator, consider municipal take over.
- Actively seek central wastewater treatment approval and construction in the Montague Town Center.

GOAL	POLICIES	INDICATORS
<p><b>GOAL 6: Provide Adequate Housing at a Reasonable Cost</b></p> <p>STRATEGY: Provide adequate housing at a reasonable cost through public/private partnerships that create and maintain a broad choice of attractive, affordable, ecologically designed housing, particularly for those most in need. Create and maintain housing in the Metropolitan and Suburban Planning Areas and in Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas, at densities which support transit and reduce commuting time and costs, and at locations easily accessible, preferably on foot, to employment, retail, services, cultural, civic and recreational opportunities. Support regional and community-based housing initiatives and remove unnecessary regulatory and financial barriers to the delivery of housing at appropriate locations.</p>	<p><b>Policy on Housing</b> - Preserve and expand the supply of safe, decent and reasonably priced housing by balancing land uses, housing types and housing costs and by improving access between jobs and housing. Promote low- and moderate-income and affordable housing through code enforcement, housing subsidies, community-wide housing approaches and coordinated efforts with the New Jersey Council on Affordable Housing.</p> <p><b>Policy on Design</b> - Mix uses and activities as closely and as thoroughly as possible; develop, adopt and implement design guidelines; create spatially defined, visually appealing and functionally efficient places in ways that establish an identity; design circulation systems to promote connectivity; maintain an appropriate scale in the built environment; and redesign areas of sprawl.</p>	<p><b>Indicator 20.</b> Percent of New Jersey households paying more than 30% of their pre-tax household income towards housing</p> <p><b>Indicator 24.</b> Annual production of affordable housing units</p>

**Goal 6 Analysis**

The following goals and objectives from the 2004 Master Plan apply to Goal 6:

- Develop projections for population, household, and economic activity for a ten-year period.
- Prepare projections for land use needs and infrastructure capacity to accommodate anticipated demand.
- Provide for an amount and variety of residential development and redevelopment, which meets existing and projected demand.
- Develop projected demand for housing by type, and cost, factoring in ways of meeting Montague's COAH obligations.

GOAL	POLICIES	INDICATORS
<p><b>Goal 7: Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value</b></p> <p>STRATEGY: Enhance, preserve and use historic, cultural, scenic, open space and recreational assets by collaborative planning, design, investment and management techniques. Locate and design development and redevelopment and supporting infrastructure to improve access to and protect these sites. Support the important role of the arts in contributing to community life and civic beauty.</p>	<p><b>Policy on Historic, Cultural and Scenic Resources -</b> Protect, enhance, and where appropriate rehabilitate historic, cultural and scenic resources by identifying, evaluating and registering significant historic, cultural and scenic landscapes, districts, structures, buildings, objects and sites and ensuring that new growth and development is compatible with historic, cultural and scenic values</p>	<p><b>Key Indicator 2.</b> The amount of land permanently dedicated to open space and farmland preservation</p> <p><b>Indicator 12.</b> Conversion of land per person</p>

### **Goal 7 Analysis**

The 2004 Master Plan lists a number of sites recommended by the Township's Historian as significant to Montague's history. Many of these sites are in private ownership and are not currently on the State and National Historical Registers. The Master Plan suggests a more detailed Historic Site Inventory be done to help aid in the addition of sites to the State and National Historic Registry.

Open Space and recreation are important parts of the character of Montague Township. Over half of the Township is preserved as open space through State and Federal agencies. Through the development of the Montague Town Center the Township plans to preserve the cultural and scenic resources of the Township by designating specific areas for future development.

The following goals and objectives from the 2004 Master Plan apply to historical items in Goal 7:

- Support the identification of sites and areas of historic and cultural importance and aid in their conservation, maintenance, and usefulness to the community.
- Prepare a revised Open Space, Recreation, and Historic element of the Master Pan to support the Capital Improvement Program with projected priorities.

The following goals and objectives from the 2004 Master Plan apply to open space items in Goal 7:

- Support protection of current open space resources and additional resources where found appropriate.
- Prepare a revised Open Space, Recreation, and Historic element of the Master Pan to support the Capital Improvement Program with projected priorities.
- Identify and protect lands, which may be needed to locate or expand public facilities, or to protect for future expansion of open space and recreation lands.
- Prepare and Official Map identifying existing and proposed location of public facilities including, roads, right-of-way widths, drainage basins, and drainage right-of ways and their widths, the location of existing and proposed public buildings, and existing and proposed open space and recreation lands.

GOAL	POLICIES	INDICATORS
<p><b>Goal 8: Ensure Sound, Integrated Planning and Implementation Statewide</b></p> <p>STRATEGY: Use the State Plan and the Plan Endorsement process as a guide to achieve comprehensive, coordinated, long-term planning based on capacity analysis and citizen participation; and to integrate planning with investment, program and regulatory land-use decisions at all levels of government and the private sector, in an efficient, effective and equitable manner. Ensure that all development, redevelopment, revitalization or conservation efforts support State Planning Goals and are consistent with the Statewide Policies and State Plan Policy Map of the State Plan.</p>	<p><b>Policy on Comprehensive Planning</b> - Promote planning for the public's benefit, and with strong public participation, by enhancing planning capacity at all levels of government, using capacity-based planning and Plan Endorsement to guide the location and pattern of growth and promoting cooperation and coordination among counties, municipalities, State, interState and federal agencies.</p> <p><b>Policy on Planning Regions Established by Statute</b> - The State Plan acknowledges the special statutory treatment accorded the New Jersey Pinelands under the Pinelands Protection Act, and the Hackensack Meadowlands under the Hackensack Meadowlands Reclamation and Development Act. The State Planning Commission is explicitly directed to "rely on the adopted plans and regulations of these entities in developing the State Plan." In the State Plan, these areas are considered Planning Regions Established by Statute.</p> <p><b>Policy on Public Investment Priorities</b> - It is the intent of the State Plan that the full amount of growth projected for the State should be accommodated. Plan Strategies recommend guiding this growth to Centers and other areas identified within Endorsed Plans where infrastructure exists or is planned and where it can be provided efficiently, either with private or public dollars. (Designated Centers are included in the category of communities with Endorsed Plans.) Public investment priorities guide the investment of public dollars to support and carry out these Plan Strategies.</p>	<p><b>Key Indicator 6.</b> The degree to which local plans and State agency plans are consistent with the State Plan</p> <p><b>Indicator 25.</b> Municipalities participating in comprehensive, multijurisdictional regional planning processes consistent with the State Plan</p>

### **Goal 8 Analysis**

The purpose of this Self Assessment Report is to show that Montague's plans are consistent with the State Plan and that they represent comprehensive, long range documents, which are focused on capacity planning, and developed with considerable citizen participation. With the growing population in New Jersey, Montague is aware of the importance of planned development to guide growth and protect natural resources. With the Montague Town Center designation,

Montague hopes to promote development of mixed-use commercial and residential development with appropriate infrastructure. The following goals and objectives from the 2004 Master Plan apply to Goal 8:

- Provide a balance of new development and redevelopment over a ten-year period at appropriate densities taking into account projections of population, economic growth, and availability of infrastructure.
- Consider the inclusion in the Master Plan of the Montague Town Center, which will be considered during the County's Strategic Growth Plan discussions.
- Determine the extent and location of land needed to accommodate projected new residential development, and areas suited for redevelopment and reuse.

## **CONSISTENCY WITH STATE PLAN - CENTER CRITERIA & POLICIES**

Montague's Town Center was approved by the State Planning Commission on April 23, 2003. Montague's proposed Town Center will combine mixed use, commercial structures, and residential buildings to create a community that provides jobs and housing opportunities within a compact core. Providing these uses in close proximity to each other in a pedestrian-friendly atmosphere will promote growth of the Town Center and provide an economic and social situation that is very different from the surrounding rural community. The development of the Town Center will protect the environs by promoting dense development in designated areas and preventing sprawl. The Township remains committed to the original intent and goals related to the Center and re-affirms this commitment through its pursuit of Plan Endorsement as follows:

- Promote and foster beneficial economic growth, development and redevelopment;
- To arrange for adequate public services and adequate housing at an affordable cost;
- to preserve and enhance the historic and recreational lands within the community;
- To gain a priority for funding of grant-in-aid or other appropriate funding mechanisms or programs that will help in the implementation of the local, county and state planning goals, objectives, and policies;

The Township is also interested in exploring the possibility of creating a second center around the commercial area on NJSH Route 23, where the major shopping and retail area for the Township currently exists. The ability to establish a center at this location would allow for more center-based planning in this area, improving the overall access and viability of this already developed area.



Criteria	State Plan Criteria: Town Center	Proposed Township Center Baseline	Proposed Township Center (20 years forward)
<i>Land Use</i>			
Function	Mixed-use core and diverse housing.	Yes	Yes
	Identified as a result of a strategic planning effort.	Yes	Yes
Land area	< 2 sq mi	2.62	2.62
Housing units	500 to 4,000	760	912
Housing Density	> 3 du/acre	0.45	0.54
<b><u>Population</u></b>			
Number of people	1,000 to 10,000	2,134	2,417
Density	> 5,000 per sq mi	814	922
<i>Economy</i>			
Employment	>500 to 10,000	251	301
Jobs-housing ratio	1:1 to 4:1	0.33:1	0.33:1
<i>Infrastructure</i>			
Capacity (general)	Sufficient existing or planned infrastructure.	No	Yes
Transportation	Arterial highway or public transit.	Arterial highway	Arterial Highway

## **CONSISTENCY WITH STATE PLAN – PLANNING AREA POLICY OBJECTIVES**

### **Policy Objectives –Rural Planning Area 4, Rural Environmentally Sensitive Planning Area 4B, and Environmentally Sensitive Planning Area 5**

The State Plan provides the following Policy Objectives to guide the application of the State Plan's Statewide Policies in the Rural Planning Area 4, Rural/ Environmentally Sensitive Planning Area 4B and Environmentally Sensitive Planning Area 5, the criteria for designation of existing or new Centers, the policies for delineating Center Boundaries, and local and State agency planning. *An explanation of Montague's consistency follows each policy objective in italics.*

1. **Land Use:** Enhance economic and agricultural viability and rural character by guiding development and redevelopment into Centers. In the Environs, maintain and enhance agricultural uses, and preserve agricultural and other lands to form large contiguous areas and greenbelts around Centers. Development and redevelopment should use creative land use and design techniques to ensure that it does not conflict with agricultural operations, does not exceed the capacity of natural and built systems and protects areas where public investments in farmland preservation have been made. Development and redevelopment in the Environs should maintain or enhance the character of the area.

*Montague's center designation and preservation of the environs is consistent with this policy. Montague places a priority on the protection of Open Space and is proposing to update the Open Space, Recreation, and Historical element of their Master Plan.*

2. **Housing:** Provide for a full range of housing choices primarily in Centers at appropriate densities to accommodate projected growth, recognizing the special locational needs of agricultural employees and minimizing conflicts with agricultural operations. Ensure that housing in general—and in particular affordable, senior citizen, special needs and family housing—is developed with maximum access to a full range of commercial, educational, recreational, health and transportation services and facilities in Centers. Focus multi-family and higher-density, single-family housing in Centers. Any housing in the Environs should be planned and located to maintain or enhance the cultural and scenic qualities and with minimum impacts on agricultural resources.

*The Montague Town Center will incorporate commercial, residential, and government uses. The Center will provide higher density residential which will maintain the integrity of the existing neighborhood while providing for additional housing choices within walking distance to services.*

3. **Economic Development:** Promote economic activities within Centers that complement and support the rural and agricultural communities and that provide diversity in the rural economy and opportunities for off-farm income and employment. Encourage tourism related to agriculture and the environment, as well as the historic and rural character of the area. Support appropriate recreational and natural resource-based activities in the Environs. Any economic development in the Environs should be planned and located to maintain or enhance the cultural and scenic qualities and with minimum impacts on agricultural resources.

*The Current zoning and center designation provides ample opportunities for economic growth in and around the Town Center. Montague is particularly interested in drawing in businesses that would benefit from the Agri-eco tourism that is*

*already prevalent in the Township. The State and Federal Parks and Wildlife Management Areas that attract outdoor enthusiasts to the Township can help fuel its economic growth.*

**4. Transportation:** Maintain and enhance a rural transportation system that links Centers to each other and to the Metropolitan and Suburban Planning Areas. Provide appropriate access of agricultural products to markets, accommodating the size and weight of modern agricultural equipment. In Centers, emphasize the use of public transportation systems and alternatives to private cars where appropriate and feasible, and maximize circulation and mobility options throughout. Support the preservation of general aviation airports as integral parts of the State's transportation system.

*Montague seeks to maintain efficient use of its system of state, county and local roads to link the Township with other areas in New Jersey, New York, and Pennsylvania. Montague is looking to improve the major road linkages through the Township while maintaining the rural aspect of the remaining roads. The Town Center will be pedestrian friendly and will encourage less use of the personal automobile.*

**5. Natural Resource Conservation:** Minimize potential conflicts between development, agricultural practices and sensitive environmental resources. Promote agricultural management practices and other agricultural conservation techniques to protect soil and water resources. Protect and preserve large, contiguous tracts and corridors of recreation, forest or other open space land that protect natural systems and natural resources.

*Over half of Montague Township is preserved open space through State and Federal Parks and Wildlife Management Areas. Future development is planned in a around the Town Center to preserve the environs that are not included in parks.*

**6. Agriculture and Farmland Preservation:** Guide development to ensure the viability of agriculture and the retention of farmland in agricultural areas. Encourage farmland retention and minimize conflicts between agricultural practices and the location of Centers. Ensure the availability of adequate water resources and large, contiguous tracts of land with minimal land-use conflicts. Actively promote more intensive, new-crop agricultural enterprises and meet the needs of the agricultural industry for intensive packaging, processing, value-added operations, marketing, exporting and other shipping through development and redevelopment.

*Montague guides development through its zoning and center designation and encourages the protection and preservation of open space and farmland through acquisition at the county and state level.*

**7. Recreation:** Provide maximum active and passive recreational and tourism opportunities at the neighborhood and local levels by targeting the acquisition and development of neighborhood and municipal parkland within Centers. Provide regional recreation and tourism opportunities by targeting parkland acquisitions and improvements that enhance large contiguous open space systems and by facilitating alternative recreational and tourism uses of farmland.

*Many regional recreation opportunities currently existing through existing parks and open space. Recreation on the neighborhood level will be addressed with the development of the Town Center.*

8. **Redevelopment:** Encourage appropriate redevelopment in existing Centers and existing developed areas that have the potential to become Centers, or in ways that support Center-based development to accommodate growth that would otherwise occur in the Environs. Redevelop with intensities sufficient to support transit, a broad range of uses, efficient use of infrastructure, and design that enhance public safety, encourage pedestrian activity, reduce dependency on the automobile and maintain the rural character of Centers.

*The Town Center will incorporate development intensities not currently seen in the Township that will require new infrastructure, encourage pedestrian activity and circulation.*

9. **Historic Preservation:** Encourage the preservation and adaptive reuse of historic or significant buildings, Historic and Cultural Sites, neighborhoods and districts in ways that will not compromise either the historic resource or the ability for a Center to develop or redevelop. Outside Centers, coordinate historic preservation needs with farmland preservation efforts. Coordinate historic preservation with tourism efforts.

*The Township Master Plan has a Historic Inventory noting sites that the Township recognizes as culturally important and should be protected. This inventory will be a basis for future preservation efforts in the Township.*

10. **Public Facilities and Services:** Phase and program for construction as part of a dedicated capital improvement budget or as part of a public/private development agreement the extension or establishment of public facilities and services, particularly wastewater systems, to establish adequate levels of capital facilities and services to support Centers;

to protect large contiguous areas of productive farmlands and other open spaces; to protect public investments in farmland preservation programs; and to minimize conflicts between Centers and surrounding farms. Encourage private investments and facilitate public/private partnerships to provide adequate facilities and services, particularly wastewater systems, in Centers. Make community wastewater treatment a feasible and cost-effective alternative.

*The development of the Montague Town Center will require the establishment of new infrastructure, primarily wastewater, to support the increased density on development in the center. The development of this infrastructure will also protect the environment in the Township.*

**11. Intergovernmental Coordination:** Coordinate efforts of various State agencies, County and municipal governments to ensure that State and local policies and programs support rural economic development, agriculture, and the rural character of the area by examining the effects of financial institution lending, government regulation, taxation and other governmental policies and programs.

*Montague has worked closely with both the County and the State to adopt its Center and to take advantage of all available taxation and other governmental policies and programs to promote positive economic development within Montague in order to better serve the larger region of Sussex County. Montague has evaluated its zoning plan with those of adjacent municipalities and found it to be compatible. Montague has coordinated with Sussex County to share services such as utilizing the County for Health Department purposes and GIS capabilities.*

### **State Plan Recommended Activities**

To achieve consistency with State Plan Goals, the State Plan recommends municipalities undertake several planning activities related to the State Planning Area Policy Objectives. Montague has undertaken or plans to undertake the following recommended policy objectives:

- Map and protect Critical Environmental Sites and Historic and Cultural Sites.
- Identify strategies for linking Centers with the region and accommodating seasonal travel and tourism demands.
- Coordinate permitting and land-use approval requirements that encourage development and investment in Centers.
- Identify strategies to protect natural systems and their functions.
- Identify strategies to enhance tourism and recreation-based activities.
- Identify opportunities to assemble and connect open space networks and large contiguous areas of undisturbed habitat.
- Ensure that areas critical to water supply and quality are protected.
- Identify opportunities to accommodate growth and development in Centers through provision of infrastructure, particularly wastewater systems in Centers.
- Recognize and facilitate the participation of the private sector in achieving the objectives of the State Plan in the Environmentally Sensitive Planning Area.
- Capitalize on the opportunities for redevelopment in Centers afforded by redevelopment laws and brownfields redevelopment programs. Establish and maintain a publicly accessible inventory of sites recommended for redevelopment.



## **STATE AGENCY ASSISTANCE**

Montague Township is interested in State financial and/or technical assistance for the following planning initiatives and projects:

### **Transportation, Streetscape, Pedestrian and Alternative Transportation Improvements**

- Public transportation which ties into existing county and state mass transit systems.
- Further development and promotion of a canoe trail and launch sites.
- Provide funding to complete streetscape projects in the Town Center, i.e. street furniture, lighting, sidewalks, etc.
- Provide funding to increase pedestrian and bike connections throughout the Town Center.
- Provide funding for gateway beautification.
- Provide funding and technical assistance in developing a neighborhood electric vehicle program for the center.

### **Water & Sewer Improvements**

- Provide assistance in developing sewer service areas in the Town Center.

### **Economic Development**

- Higher visibility in state tourism advertising campaigns.
- Construction of a Welcome Center.
- Provide funding and technical assistance to increase access to state parks, publicly preserved open space and wildlife management areas for recreation activities.
- Provide funding and technical assistance to provide way finding signage throughout the Township.

- Provide funding and technical assistance for creation of scenic routes through the Township.
- Provide funding and program assistance for creating a façade, signage and landscaping improvement program.
- Provide funding and technical assistance in developing high-tech and green initiatives such as community wide wireless internet access in the center and alternative energy sources within the center.

#### **Grants and Planning Assistance**

- Provide Smart Growth Grants to Assist with Plan Endorsement Action Plan Items.
- Provide funding and/or technical assistance for the visioning process.
- Provide funding and technical assistance for open space acquisition and farmland preservation.
- Provide assistance in coordinating reviews with state and federal park agencies for amenities in the parks in Montague, i.e. access points and parking areas, etc.

## **CONCLUSION**

The Township of Montague is a rural community with over half of its lands preserved as open space and recreation areas. Montague has not felt the development pressures that the rest of the state has but realizes that planned development is critical to facilitating future population increase in the Township; this has led to the establishment of the Montague Town Center. The Township is working to promote smart growth principles by planning for a compact town center area and restricting development in the environs. Through this report, the Township finds that its Master Plan and planning documents are consistent with the State Plan and is therefore requesting Plan Endorsement from the State Planning Commission.