



*Hope Township*

407 Hope-Great Meadows Road  
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**WARREN COUNTY  
PLANNING BOARD**

January 19, 2005

Mr. David Dech, Planning Director  
Warren County Planning Department  
Wayne Dumont Jr. Admin. Bldg.  
165 CR 519 South  
Belvidere, NJ 07823

RE: Cross Acceptance III Questionnaire

Dear Mr. Dech:

Enclosed please find Hope Township's responses to the Warren County Cross Acceptance III Questionnaire. The Township has not formulated a response to questions #8 and #12 yct. If you require further information from Hope Township, please feel free to contact me.

The Township Committee and the Planning Board appreciate the opportunity to participate in this process.

Very truly yours,

Mary Pat Quinn  
Municipal Clerk

Enclosure

CC: Hope Planning Board

## Cross Acceptance III Questionnaire

1. Please describe how consistent or inconsistent your municipality's Master Plan and development regulations are with the State Development Plan and re development Plan.

**Answer:** Hope Township's Master Plan and Development Regulations are substantially consistent with the State Development and Redevelopment Plan. The Township has adopted a full range of Master Plan elements including a Land Use Plan, A Housing Plan, a Wastewater Management Plan, an Historic Plan, and has periodically revised its land Development Regulations for consistency. Most recently, a Master Plan Reexamination Report was adopted in 2004.

2. Please identify and describe where changes should or will be made in your plan, and/or the State Plan to attain consistency.

**Answer:** During the next calendar year, Hope will be in the process of reviewing and revising a number of its plan element pursuant to the issues identified in the Master Plan Reexamination Report adopted in 2004. In particular, the Township will be revisiting its Land Use Element, preparing a new Housing Plan Element to address Hope's third round affordable housing obligation and will be reviewing its design standards and zoning regulations.

3. Do you agree with the proposed changes identified in the Preliminary Plan? Please identify where you believe the proposed changes are inconsistent with your plan.

**Answer:** We are proposing no changes to the Preliminary Plan at this time. Realizing that future changes may be made due to the Highlands legislation.

4. What other changes should be made to the state plan?

**Answer:** We are not proposing any at this time.

5. What changes in the Planning Map Area, including proposed centers, do you recommend for your municipality?

**Answer:** None

6. What types of public infrastructure needs to be provided and/or expanded in your municipality? (examples include: water, sewer, roadways, public transportation, energy, communications, storm-water facilities, solid waste facilities, recycling facilities, etc.)

**Answer:** Due to Hope Township's rural character and nature, we have no infrastructure elements such as public water and sewer, public transportation, solid waste facilities or recycling facilities.

7. Please describe how your municipality has included the Key Concepts, found on pages 4 through 7 of the State Development and Redevelopment Plan, in your planning process and master plan.

**Answer:**

**Planning Process.** Hope has always been very very aggressive in its public outreach process holding "Town Meeting" type forms, soliciting comment and input from the full range of interest groups and citizens.

**Planning Outcomes,** Hope's overall development scheme is to maintain and revitalize its centers while preserving its environs. Hope is considering using redevelopment as a tool to address revitalization in some of its developed areas. Hope's Development Regulations are tailored to address visual and environmental impact of development.

8. Please provide comments and recommendations on how well you believe state agencies have implemented the SDRP.
9. What legislation, regulations or other policy or programmatic changes are needed at the state, county or municipal level to improve growth management, land preservation, economic development, transportation, and infrastructure delivery?

**Answer:** A statewide system of uniform septic management regulations would be desirable. Regulations at the State level dealing with required maintenance intervals, reporting, penalties and violations should be adopted. COAH regulations should consider crediting municipalities for rehabilitation against their new construction obligations when the obligations are so small that creating a mechanism for 20 or fewer units makes no sense. Alternatively, COAH may wish to consider lowering the threshold for what is a "gut rehab".

10. Do you have a plan or planning activity funded with Smart Growth Grant, submitted, approved, underway, or complete?

**Answer:** Yes, a study is presently underway examining the current uses that are allowed within the Rt. 80/Rt.521 intersection area. The current zoning designation for this area is for Planned Office Park uses.

11. If a planning activity has been completed, how consistent is the final product with the SDRP? How should the SDRP be changed to be consistent with your plan?

**Answer:** A formal presentation from the consultant regarding the interchange area has not been made yet.

12. For municipalities with designated centers -- Washington Borough, Washington Township, Hope, Oxford -- please explain how you have carried out the required tasks listed in your planning and implementation agenda?

13. What areas in your municipality are being or are proposed for redevelopment?

**Answer:** Currently, Hope Township does not have any areas specifically identified for redevelopment, although some discussion has begun and an area may be identified in 2005.