



Hope Township

407 Hope-Great Meadows Road
P.O. Box 284
Hope, New Jersey 07844
Phone: 908-459-5011 / Fax: 908-459-5336



**WARREN COUNTY
PLANNING BOARD**

February 16, 2005

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

RE: Warren County Cross Acceptance III Plan

Dear Mr. Dech:

Mr. Greg Sipple of your Department asked that I forward a Resolution endorsing the Hope Township Committee's response to the Warren County Cross Acceptance III Questionnaire as well as the minutes of the meeting when this action occurred. Our office previously sent the Township's responses on January 19, 2005.

Enclosed please find another copy of the responses, my January 19 cover letter to you, Resolution #05-18 and an excerpt of the February 9 Township Committee meeting minutes. The Resolution and minutes have the appropriate certification and the Township seal has been affixed as well. If you require anything else, please let me know.

In another matter, the Township Committee will hold a special meeting on Saturday, March 5, 2005 at 9:00 A.M. to hear a presentation from Regional Plan Association regarding the Hope Township Smart Growth Plan. It is expected that members of the Hope Planning Board, Board of Adjustment, Environmental Commission, Farmland Preservation Subcommittee and the Historic District Commission will be in attendance as well. If this fits in with your schedule, the Committee would appreciate your participation.

Very truly yours,

Mary Pat Quimm
Municipal Clerk

Enclosures

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.



Hope Township

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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 yet. 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

RESOLUTION #05-18

RESOLUTION SUPPORTING THE RESPONSE BY
THE TOWNSHIP OF HOPE IN CONNECTION
WITH THE WARREN COUNTY CROSS ACCEPTANCE III QUESTIONNAIRE

WHEREAS, the Township of Hope was invited to participate, along with other municipalities in Warren County, to answer a series of questions in connection with the Warren County Cross Acceptance III process; and

WHEREAS, the Hope Township Planning Board and the Township Planner provided information relative to Hope Township's responses;

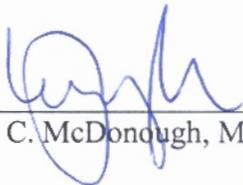
NOW, THEREFORE, BE IT RESOLVED that the responses to the questionnaire that were submitted to the Warren County Planning Director on January 19, 2005 are firm and the Hope Township Committee asserts that the answers properly reflect the sentiment of Hope Township.

Resolution: Beatty

Second: Koonz

Committee polled: Beatty-yes
Koonz-yes
McDonough-yes

Date: February 9, 2005



Timothy C. McDonough, Mayor

I, Mary Pat Quinn, Municipal Clerk of the Township of Hope in the County of Warren, New Jersey, hereby certify the foregoing to be a true and accurate copy of a Resolution adopted by the Hope Township Committee at the business meeting on February 9, 2005.



Mary Pat Quinn, Municipal Clerk

CERTIFICATION:

I, Mary Pat Quinn, Municipal Clerk of Hope Township in the County of Warren, NJ, hereby certify the following to be a true copy of an excerpt from the minutes of the Township Committee on February 9, 2005. *Mary Pat Quinn*

RESOLUTION #05-17

WHEREAS, the Department of Community Affairs, State of New Jersey, has promulgated regulations for the Farmland Preservation Trust Fund Taxing Districts, pursuant to the states under P.L. 1997, C.24 (N.J.S.A. 40:12-15, et seq.); and

WHEREAS, such regulations provide for open space tax levies to be collected by the municipality or municipal contributions to be made by the municipality; and

WHEREAS, such special tax levies or contributions shall be accounted for through the Municipal Farmland Preservation Trust Fund.

NOW, THEREFORE, BE IT RESOLVED, that such special tax levies or contributions received by the municipality be placed in a specific trust fund and such trust fund shall be considered a "Dedication by Rider" to the budget of the local unit per N.J.S. 40A:4-39 for the sole purpose stated above.

BE IT FURTHER RESOLVED, that a certified copy of this Resolution shall be forwarded to the Director of the Division of Local Government Services, P.O. Box 803, Trenton, New Jersey 08625-0803.

Resolution #05-18, Endorse answers to Warren County Cross Acceptance Questionnaire

The following Resolution was adopted on a motion made by Beatty, seconded by Koonz. Committee polled: Beatty-yes; Koonz-yes; McDonough-yes.

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