



Borough of Stockton

P.O. Box M
Stockton, New Jersey 08559
Phone (609) 397-0070
Fax (609) 397-4067

December 30, 2009

Wild and Scenic Management Committee Chairs
Lower Delaware River Wild and Scenic Program
PO Box 298
Milford, NJ 08848

RE: Grant Application – “Stockton Borough Zoning Map Preparation and Ordinance Codification Project”

Dear Wild and Scenic Management Committee Chairs:

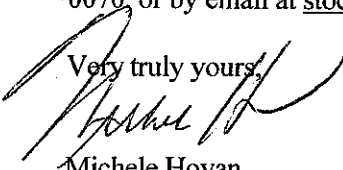
I am pleased to submit the enclosed grant application for your review and consideration for funding under the Lower Delaware River Wild and Scenic Program. As the attached narrative indicates, the Borough of Stockton is seeking funding to improve its land use management efforts by addressing a critical need for improved zoning identification and organized, useful ordinance referencing.

This project was initially identified by the Borough Planning Board and referred to Borough Council for endorsement to pursue potentially available funding. We are encouraged by the Lower Delaware River Wild and Scenic grant objectives and believe our project is in accordance with the organization's broad vision for increased and improved land use management along the Lower Delaware River region. The Stockton Borough Council has formally endorsed this project and the application submission by way of Resolution No. 2009-78 adopted on December 14, 2009, a certified copy of which is enclosed.

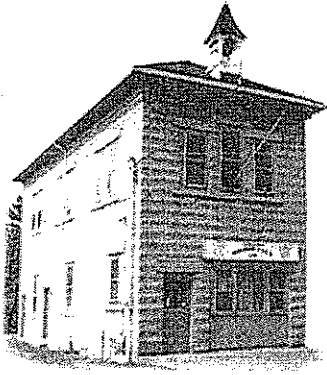
The Borough is grateful for the opportunity to apply for funding under this program for this important project. The “Stockton Borough Zoning Map and Ordinance Codification Project” is a project we believe is critical to help ensure land use decisions made today are made using all available resources and skill, thus further ensuring a well-planned tomorrow is available for generations to come.

As you consider our proposal, should there be any questions at all, please do not hesitate to contact me at 609-397-0070, or by email at stocktonclerk@aol.com.

Very truly yours,


Michele Hovan
Borough Administrator/Clerk

c: Mayor and Borough Council
Planning Board



Borough of Stockton

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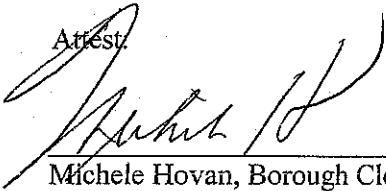
RESOLUTION

NO. 2009-78

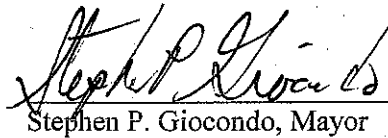
Adopted: December 14, 2009

BE IT RESOLVED by the Borough Council of the Borough of Stockton, County of Hunterdon that it hereby authorizes the submission of a grant application to the Lower Delaware Wild and Scenic Organization to seek funding for the "Stockton Borough Zoning Map Preparation and Ordinance Codification Project", in the amount \$23,000.

Attest:

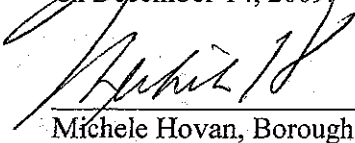


Michele Hovan, Borough Clerk



Stephen P. Giocondo, Mayor

I, Michele Hovan, Borough Clerk, do hereby certify this to be a true copy of a resolution adopted by the Borough Council of the Borough of Stockton, County of Hunterdon, State of New Jersey, at a regularly scheduled meeting held on December 14, 2009.



Michele Hovan, Borough Clerk

LOWER DELAWARE RIVER WILD and SCENIC GRANT PROGRAM

Applicant

Borough of Stockton
2 South Main Street
P.O. Box M
Stockton, New Jersey 08559
609-397-0070

Contact: Michele Hovan, Borough Clerk
stocktonclerk@aol.com

Amount Requested

\$23,000.00

Purpose

The Borough of Stockton continuously reassesses many of its ordinances in an effort to maintain a cohesive set of local laws that are appropriate for a small river town located within and among environmentally sensitive areas. The Borough intends to embark upon a more focused reassessment effort through Borough Council and the Borough Planning Board to codify all of its ordinances with a particular emphasis on those relating to zoning, land use planning, and environmental concerns so that careful and responsible land use planning can be conducted with clarity and accuracy. Ultimately, the main goal of the task under this grant will be to develop a user-friendly format of the Borough's zoning map and local laws making them more readily available to the general public. The secondary goal is to establish a baseline from which the Borough may assess the impacts of its ordinances with respect to local and regional issues, the results of which will be critically useful for its next Master Plan reexamination report. This grant will assist the Borough in performing and completing the initial, short-term step in a larger, long-term project.

The initial, short-term step is to establish an organized base of ordinances from which a reassessment can be performed to conform all ordinances with the Borough's intentions and expectations with respect to such matters including but not limited to land uses, land planning, historic preservation, land preservation, zoning, environmental protections (e.g., stormwater, wastewater, water quality, drinking water), wastewater management, utilities and other services (i.e., water distribution and operation, wastewater collection, disposal and operation, solid waste and recycling), surface water quality, and consistency with the Borough's existing Master Plan. The work under this grant will further the Borough's effort to comprehensively address regional issues with respect to land planning and uses (e.g., consistency with Lower Delaware River Management Plan).

Over the last several years, the Borough has been busy with addressing issues related to stormwater management, steep slopes, view shed preservation, and wastewater management. These are particularly sensitive issues to the Borough for obvious reasons – they directly affect the Borough’s impact on the water quality of the Delaware River and the preservation of the river’s surrounding landscape. Indeed, the Borough adopted ordinances over the last few years to address these issues. However, the Borough wishes to expand on this effort by assessing the entire structure and substance of its ordinances to identify any inconsistencies with local, regional, or statewide initiatives (e.g., cross-acceptance principles).

This grant will assist the Borough in its first step of a much larger scope of work by establishing a complete baseline of its ordinances and zoning so that the Borough can then identify further efforts it should make to maintain uses and regulations appropriate for a small municipality located along the banks of the Delaware River. The Borough and its stakeholders have painstakingly navigated through an “user-UN-friendly” land use regulation environment for many, many years, due only to the Borough’s inability to fund comprehensive and correction action in the form of codification and zoning map clarity. Should the Borough be successful in securing funds for this project, its ability to properly administer land use planning will increase exponentially. In short, the end-product funded by the grant will be 1) a “modernized” zoning map, and 2) codification of the Borough’s entire set of ordinances.

Length of Project

The Borough anticipates having its intended end-product within one year of receiving any notification of award of this grant.

Scope of Project

- 1) The Borough currently maintains a decades-old form of its zoning map. Determining the location of property lines is an interpretive task at present requiring the public/applicants to seek additional input from the Borough Planning Board, Borough Council, and/or Borough professionals. This additional process results in delay and additional costs to both the Borough and the public/applicants. To correct this rather basic but very necessary reference map, the Borough will retain an engineering firm to “re-draw” its zoning map. In conformance with Municipal Land Use Law, the Planning Board will adopt the new map following proper notification and a public hearing on the matter. Once the zoning map is adopted, the Borough can maintain an official copy and make available hard and electronic copies to the public for land use issues or future projects. The scope of work will involve utilizing the electronic version of the Borough’s tax maps to develop the “modernized” zoning map conforming to the Borough’s 1986 version of its zoning map. The estimated allocation for this portion of the project performed under this grant \$2,000 to \$3,000.

Anticipating there will be some modification to the 1986 version, it is likely that the Borough will need to take official action at meetings of the Borough Planning Board and the Borough Council prior to adopting a new zoning map, including adopting additional land use ordinances to clarify zone types and/or permitted uses, etc. In the course of this action, the Borough may seek to further modify the zoning map to more accurately reflect the current state of uses, such as "Public Lands," since certain land within the Borough has been preserved through private and public efforts since the 1986 version of the zoning map. It is anticipated that other zones and their uses will be revisited, to ensure consistency with the Master Plan as well as with regional land use applications, as appropriate. None of the grant money will be used to pay any of the Borough's professional fees with respect to any municipal action necessary to finalize and effectuate the new version of the zoning map – such costs will be borne by the Borough.

- 2) The Borough intends to retain the services of a company experienced in codifying municipal ordinances to convert the hard copy version of the Borough's ordinances into an organized electronic and hard-copy format that is easily searchable. The initial estimate to perform this task is \$20,000. To the extent this task exceeds the initial estimate of \$20,000, the scope will be reduced to fit within the budgeted allocation. In this case, the Borough may reduce the scope by either focusing solely on the zoning, planning, use, and environmental ordinances or focusing, for example, on the last 30 years of ordinances (which includes the bulk of the zoning, planning, use, and environmental ordinances).

Any costs incurred by the Borough at meetings of the Borough Planning Board and the Borough Council with respect to work performed by the Borough's Planning Board and Council professionals necessary to implement this grant or effectuate the "updated" version of the municipal ordinances will be borne by the Borough.

Summary

The Borough seeks assistance in its effort to continuously reassess its ordinances and zoning with respect to the impact the Borough may have on the Delaware River and its surrounding environment. The tasks described in this grant application provide the means to approach this effort on a more global basis by establishing its entire baseline of ordinances so as to more completely identify any impacts or inconsistencies its ordinances may have on local and regional issues typical of a small river town.