



IMPLEMENTATION STRATEGIES

As stated in the introduction, the Master Plan is a policy document intended to guide future decisions regarding land use and the overall physical development of the Township. The implementation program summarized in the following table has been developed to assist with the continual use of this policy document.

Table IM 1
Implementation Program

Goal / Objective	Action
Maintain Bridgewater Township's rural character.	Develop Zoning Ordinance standards and regulations for exterior lighting to prevent unnecessary transmission of light into the night sky.
	Explore incentives for the preservation and/or reuse of barns and other historic structures in the Township.
	Develop a set of design standards and guidelines that ensure new residential, commercial, and industrial development promotes Bridgewater's rural character.
	Evaluate and strengthen residential clustering standards in the Zoning Ordinance to achieve development that minimizes land consumption and preserves open space and agricultural land.
	Consider developing landscaping standards along designated thoroughfares that promote a rural character.
	Re-evaluate the current site plan review process and revise to require pre-application meetings with applicants to discuss standards and options for development.
Encourage and support agricultural areas and	Develop a Township program to provide matching funds for State PDR applications

Goal / Objective	Action
operations.	Identify and map TDR target areas.
Maintain residential development that meets the needs of Township residents.	Develop a set of design standards and guidelines that ensure new residential development in the Hamlet area reflects the area's established character.
	Investigate methods to address the infrastructure needs in the Hamlet area.
	Re-evaluate Zoning Ordinance standards to ensure that they achieve future residential development that is in keeping with the policies of the Master Plan.
Maintain commercial operations that meet the needs of Township residents and that do not detract from Bridgewater's rural character.	Re-evaluate Zoning Ordinance standards to ensure that they achieve future commercial development that promotes and maintains Bridgewater's rural character.
	Develop Zoning Ordinance standards and design guidelines that limit suburban-style strip development and encourage clustered commercial areas that are in keeping with the policies of the Master Plan.
	Consider developing an overlay zoning district to achieve unified development within the Hamlet area.
Maintain natural features and open space throughout the Township.	Develop a natural resources inventory for the Township which includes wetlands, woodlands, flood plain, and wildlife habitat. Consider including secondary features such as viewsheds, meadows, etc.
	Develop a natural features protection ordinance.
	Amend the Zoning Ordinance to include a wetlands and watercourse setback requirement.
	Develop and implement a Recreation Plan for the Township.
Maintain an efficient transportation network that reinforces the Township's rural character.	Pursue the designation of natural beauty road status for appropriate segments of roadway within the Township.
	Amend Zoning Ordinance where appropriate in order to implement access management recommendations.