



# Township of Brick Plan Endorsement Recommendation

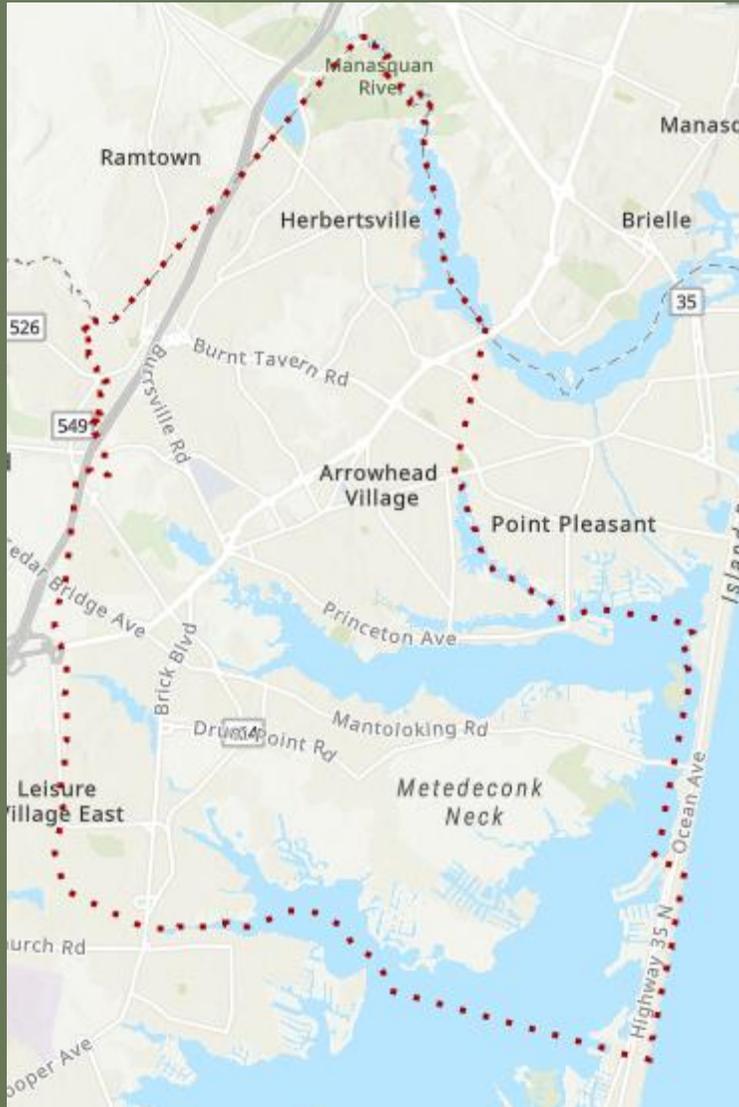
Presented to the

**Plan Implementation  
Committee**

**October 19, 2022**

**NJ Office of Planning Advocacy**

# Location & Regional Context



- Located in the northeastern Ocean County
- Approximately 32.8 square miles
  - > 26.2 square miles of land
  - > 6.61 square miles of water
- According to Brick's Municipal Self Assessment:

“Following the creation of the Garden State Parkway in the 1950s, Brick's inexpensive and beautiful land attracted residential and commercial real estate developments. The local development followed a traditional suburban auto-oriented pattern, with a central commercial core with relatively higher densities and additional commercial development focused primarily along major transportation corridors extending outward.”

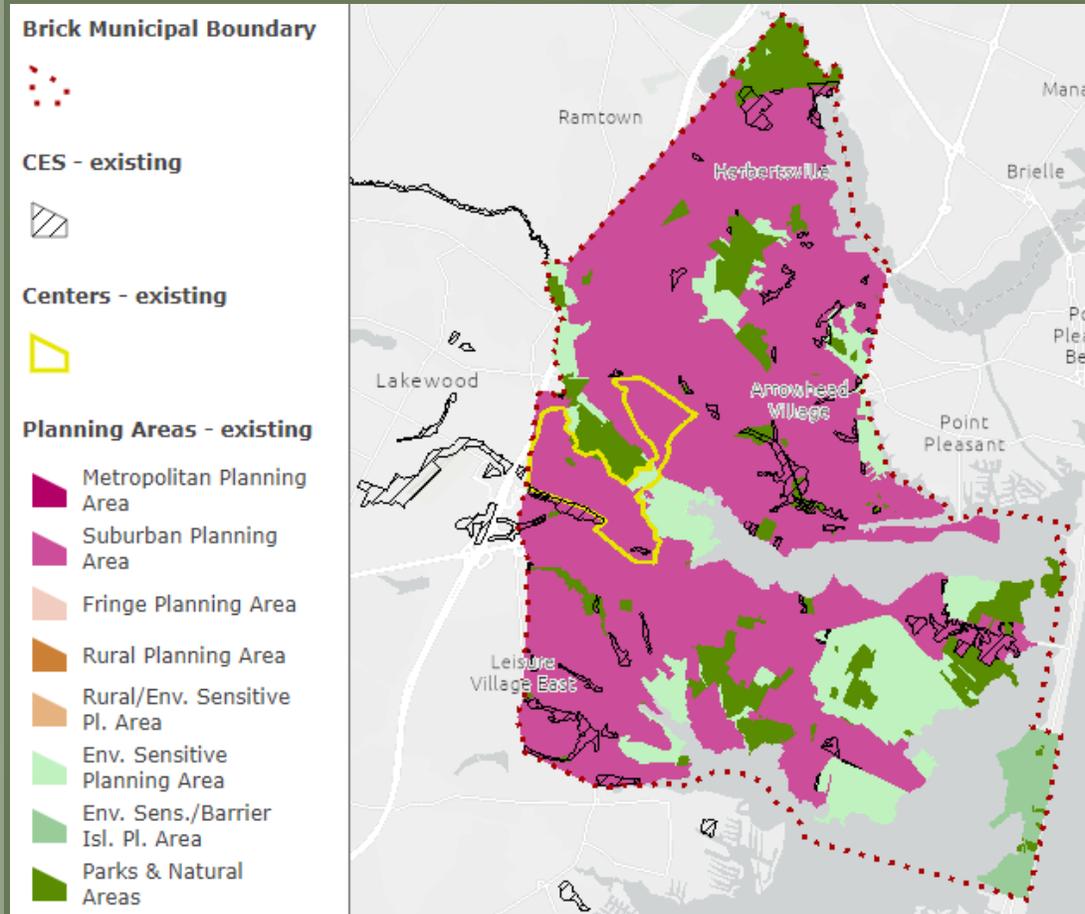
# Demographics/Trends

## Population



- The population in the Township has remained stable for the past 20 years.
- A large growth in population was experienced between 1960 and 1990, when the Township grew to four times its size.
- Population growth slowed significantly in the decades following.
- Population decline was experienced in the years immediately after Hurricane Sandy damaged nearly 3,000 structures in the Township.

# Plan Endorsement



- The Township of Brick received Town Center Designation on June 20, 2007.
- This designation was set to expire on June 30, 2020.
- The expiration has been extended through various extension approvals by the legislation, executive orders and/or SPC resolutions.
- Brick's primary reason for Plan Endorsement and Center renewal is to continue to align its local planning goals and objectives with the State Development and Redevelopment Plan (State Plan).

# Planning Milestones

Event(s)	Date
Recycling Ordinance	6/12/1990
Master Plan	6/6/2007
Open Space and Recreation Plan	6/6/2007
Recreation Plan Element	6/6/2007
<b>Town Center Designation</b>	<b>6/20/2007</b>
Tree Protection Ordinance	5/26/2009
Water Conservation in Emergency Ordinance	3/28/2000
Flood Damage Prevention Ordinance	2/19/2013
Land use Inventory	6/8/2016
Coastal Consistency Plan	6/8/2016
Community Resiliency Amendments to Master Plan	6/8/2016
Recreation and Open Space Inventory	12/14/2018
<b>Pre-petition Meeting</b>	<b>3/21/2020</b>
Stormwater MS4 Permit	2020
<b>Municipal Self-Assessment</b>	<b>12/3/2021</b>
Stormwater Management Ordinance update	4/13/2021
Riparian Buffer Ordinance update	10/26/2021
<b>Opportunity and Constraints Report</b>	<b>6/27/2022</b>

**Brick Municipal Boundary**



**CES - existing**

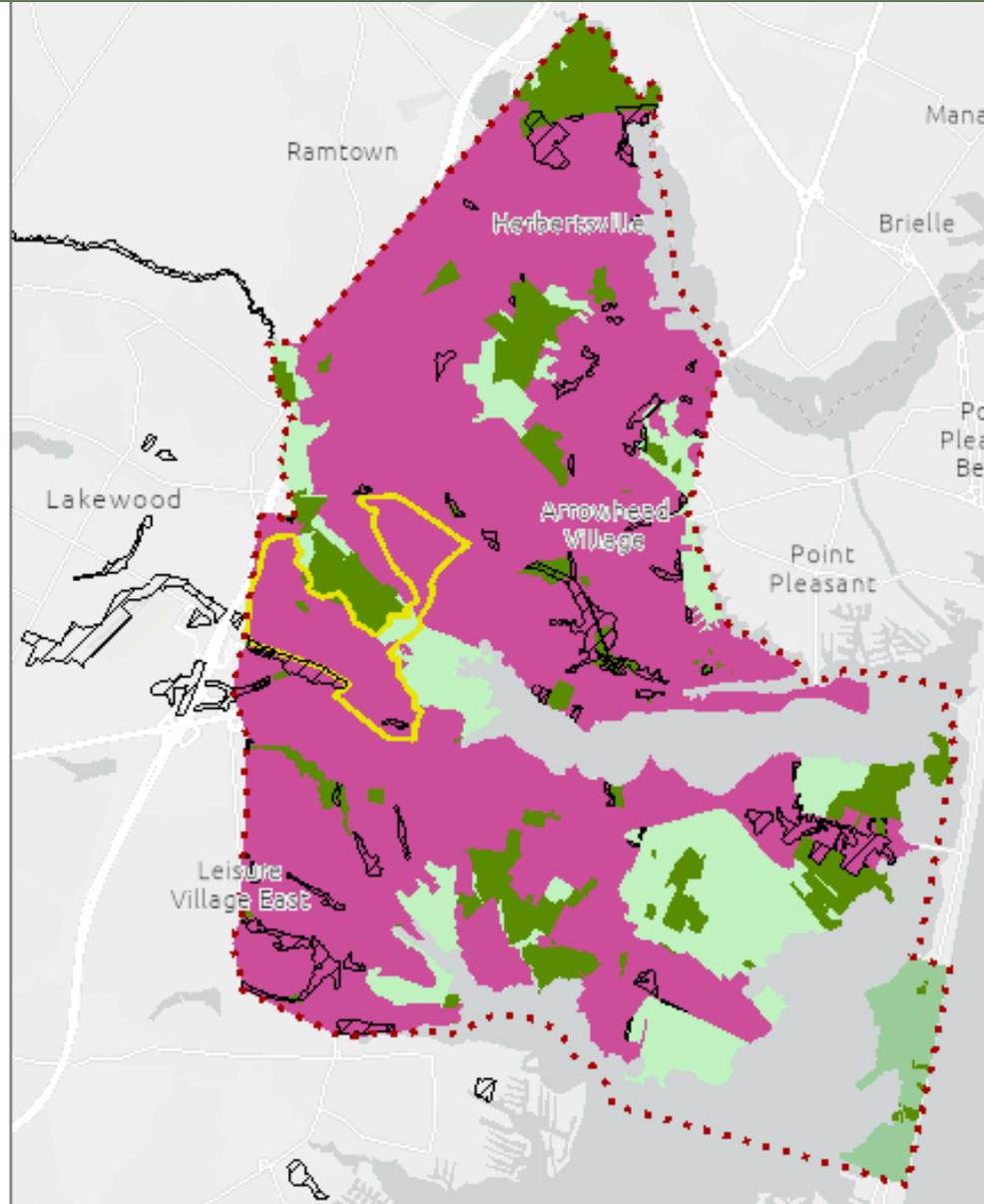


**Centers - existing**



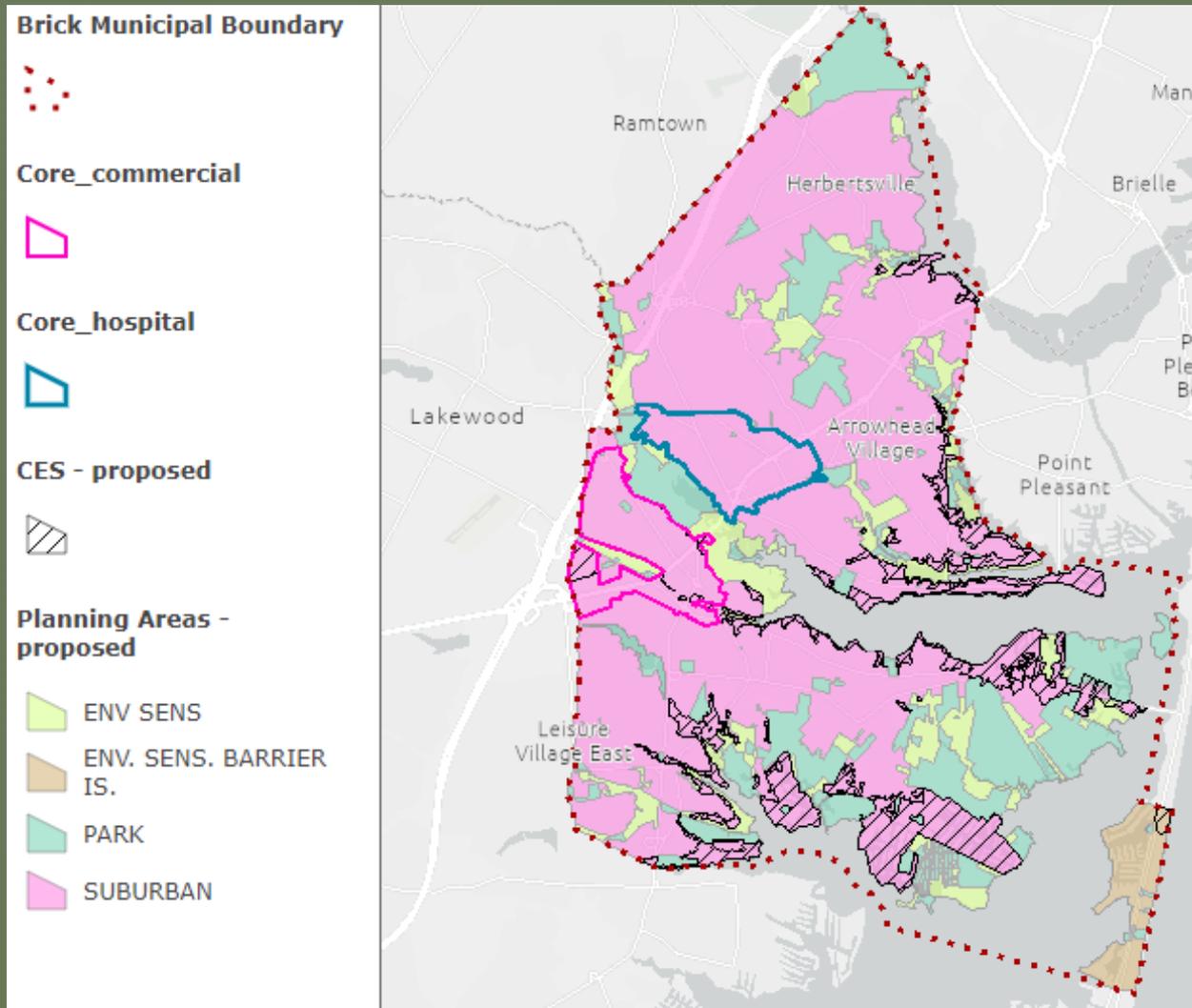
**Planning Areas - existing**

-  Metropolitan Planning Area
-  Suburban Planning Area
-  Fringe Planning Area
-  Rural Planning Area
-  Rural/Env. Sensitive Pl. Area
-  Env. Sensitive Planning Area
-  Env. Sens./Barrier Isl. Pl. Area
-  Parks & Natural Areas



Existing Mapping

# Proposed Mapping



## Summary of Proposed Mapping

Planning Area	Label	Existing Acreage	Proposed Acreage
PA 2	Suburban	12,337.17	11,631.45
PA 5	Environmentally Sensitive	2,355.85	1,854.43
PA 5B	Environmentally Sensitive/Barrier Island	432.59	435.12
Park	Park	1,888.93	3,097.42

Center Designation	Existing Acreage	Proposed Acreage	Change in Acreage
Town Center	867.09	-	-867.09
Commercial (Hospital) Core	-	653.22	653.22
Commercial Core	-	795.53	795.53
CES	678.44	1,667.8	989.36

# Consistency with the State Plan

Items
Town Center Designation in the PA-2 Suburban Planning Area
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Proposed Mapping Change
Conservation and Open Space Plan Element
Brick Township Landfill Superfund site
Public Municipal Building
Brick Township Fire Department
12 schools
Housing Element and Fair Share Plan
Recreation Element
Historic Preservation Commission
Keeping up to date on Master Plan
Completing items agreed upon in the Plan and Implementation Agreement
Working with the State and County to be consistent with their planning

Goal #1: Revitalize the State's Cities and Towns

Goal #2: Conserve the State's Natural Resources and Systems

Goal #3: Promote Beneficial Economic Growth, Development and Renewal for All Residents of New Jersey

Goal #4: Protect the Environment, Prevent and Clean Up Pollution

Goal #5: Provide Adequate Public Facilities and Services at a Reasonable Cost

Goal #6: Provide Adequate Housing at a Reasonable Cost

Goal #7: Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value

Goal #8: Ensure Sound and Integrated Planning and Implementation Statewide

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# Planning & Implementation Agreement

- The Office of Planning Advocacy, Township of Brick, and our State Agency partners are in negotiations regarding the Plan and Implementation Agreement.
- It is expected that Brick's Governing Body will formally approve the PIA and State proposed map at their October 25, 2022 meeting.
- The PIA includes items that OPA and our State Agencies believe will achieve consistency with the State Plan, as well as the updated Plan Endorsement Guidelines, which address State priorities for environmental justice and climate resiliency, including amendments to the New Jersey Municipal Land Use Law (MLUL).

# Recommendation

Based on Township of Brick's continuing efforts in working with the State and Ocean County in achieving consistency with both the State Development and Redevelopment Plan and with the Ocean County Plan, it is recommended that Township of Brick move forward to the State Planning Commission (SPC) to be awarded their Plan Endorsement inclusive of the proposed mapping.