



State of New Jersey
DEPARTMENT OF STATE
NEW JERSEY STATE PLANNING COMMISSION
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Chairman

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LT. GOVERNOR

DONNA A. RENDEIRO
Executive Director/Secretary

Resolution No. 2020-09
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Date: August 5, 2020

RESOLUTION

AUTHORIZING AN AMENDMENT TO THE STATE PLAN POLICY MAP IN BERKELEY TOWNSHIP, OCEAN COUNTY

WHEREAS, pursuant to the State Planning Act, N.J.S.A. 52:18A-196 et seq. (the Act), the State Planning Commission (the Commission) has prepared and adopted a State Development and Redevelopment Plan (the State Plan) which includes a State Plan Policy Map; and

WHEREAS, the Commission is empowered, pursuant to N.J.S.A. 52:18A-203, to adopt rules and regulations to carry out and implement its statutory responsibilities and purposes; and

WHEREAS, pursuant to its authority under N.J.S.A. 52:18A-203, the Commission has adopted regulations set forth in N.J.A.C. 5:85-8.3 et seq., that establish a process for amendments to the State Plan Policy Map of the State Plan as a means to implement the State Plan and to foster cooperation and coordination of planning activities between State agencies and county and local governments; and

WHEREAS, on July 6, 2012, the Township of Berkeley received Plan Endorsement from the State Planning Commission, along with agreement to enter into a Plan Implementation Agreement; and,

WHEREAS, on September 27, 2019, the Township of Berkeley chose to initiate a State Plan Policy Map amendment in conjunction with its biennial review to change approximately 9.54 acres of land in Township of Berkeley, Ocean County from a Environmentally Sensitive Planning Area (PA 5) to a Suburban Planning Area (PA 2); and

WHEREAS, public notice of the hearing concerning the proposed map amendment was made pursuant to N.J.A.C. 5:85-1.7(b) and property owners within 200 feet of the proposed map amendment were mailed notice of the meeting concerning the map amendment and notified that the proposed map amendment was available online at <https://nj.gov/state/planning/assets/docs/map-amendments/ocean-berkeley-public-notice-mp-redevelopment.pdf> and at the New Jersey Department of State, Office for Planning Advocacy, 33 West State Street, 4th Floor, Trenton, New Jersey; and

WHEREAS, after public notice was made, the required public hearing was held on June 22, 2020 in the Berkeley Township Municipal Building at 627 Pinewald-Keswick Road, Bayville; a call-in option was provided. A copy of the amendment documentation was made available for public inspection at the meeting and in the Township Clerk's Office, 627 Pinewald-Keswick Road, Bayville, NJ 08721 and was also available electronically on the Office of Planning Advocacy's website, as well as on the Township's website; and

WHEREAS, Jim Oris, Director of Planning, and Ashton Jones, Senior Planner with Remington and Vernick Engineers, made a presentation about the proposed Map Amendment; and

WHEREAS, the public was given the opportunity to comment orally, and in written form until June 28, 2020; and

WHEREAS, approximately three (3) members of the public attended the public hearing and two (2) people commented; and

WHEREAS, the comments made at the meeting are summarized in the attached Memorandum from Remington and Vernick Engineers; and

WHEREAS, no additional comments were received after the meeting's comment period; and

WHEREAS, representatives from Berkeley Township were supportive of the petition by Berkeley Township to amend the State Plan Policy Map and one representative who expressed concerns regarding traffic in the area;

WHEREAS, the Executive Director has determined that the proposed map amendment is consistent with the State Development and Redevelopment Plan; and

WHEREAS, the Plan Implementation Committee has met to discuss the proposed map amendment and voted in favor of moving the petition to the State Planning Commission; and,

WHEREAS, the State Planning Commission has reviewed the Executive Director's recommendation and supporting documentation and affirms that the proposed map amendment petition is consistent with the State Development and Redevelopment Plan.

NOW THEREFORE BE IT RESOLVED that the Commission hereby agrees to authorize a State Plan Policy Map amendment to change Blocks 24, 25, 26, 27, 28, 29, 31, 32, 33 in Berkeley Township, Ocean County, to a Suburban Planning Area (PA 2) based on and for the reasons described in the recommendations in the memoranda that are attached hereto and incorporated herein; and

BE IT FURTHER RESOLVED, that the members of the Commission and the Executive Director and staff of the Office for Planning Advocacy are hereby authorized and directed to execute such documents and to take such other actions as may be necessary or appropriate for the implementation of this Resolution.

I hereby certify that this Resolution was
duly adopted by the State Planning Commission
at its meeting on August 5, 2020



Donna A Rendeiro, Secretary
State Planning Commission
Dated: August 5, 2020