

RESOLUTION

DESIGNATING THE SEASIDE HEIGHTS TOWN CENTER IN SEASIDE HEIGHTS BOROUGH, OCEAN COUNTY

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

WHEREAS, in adopting a State Development and Redevelopment Plan, the State Planning Commission has utilized the concept of Centers as the organizing planning principle for achieving a more effective and efficient pattern of development in the State of New Jersey; and

WHEREAS, the State Development and Redevelopment Plan accordingly identifies five types of Centers: Urban Centers, Regional Centers, Towns, Villages, and Hamlets, and sets forth policies regarding the identification, delineation, development and redevelopment of Centers; and

WHEREAS, the State Planning Commission is empowered, pursuant to N.J.S.A. 52:18A-203 of the State Planning Act, 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 State Planning Commission has adopted regulations, set forth in N.J.A.C. 17:32, that establish procedures for filing of petitions with the State Planning Commission for the purpose of seeking amendments to the State Plan Policy Map of the State Development and Redevelopment Plan in order that the Map and Plan can better serve to foster cooperation and coordination of planning activities between State agencies and county and local governments; and

WHEREAS, the Borough of Seaside Heights, Ocean County, filed a petition with the State Planning Commission in 1998 during Cross-acceptance II as part of the Ocean County Cross-acceptance Report, pursuant to the provisions of N.J.A.C. 17:32-8 which were in effect prior to January 7, 2002, seeking to amend the State Plan Policy Map of the State Development and Redevelopment Plan in order that the Borough of Seaside Heights, as more specifically described in the Borough's petition, be designated as the Seaside Heights Regional Center under the State Plan; and

WHEREAS, the State Planning Rules, N.J.A.C. 17:32-1.1 et seq., as amended on January 7, 2002, provide that petitions for map amendments filed with the State Planning Commission prior to March 1, 2001 will be considered and treated as petitions for map amendments under the provisions of N.J.A.C. 17:32-8 which were in effect prior to January 7, 2002; and

WHEREAS, the Executive Director of the Office of Smart Growth forwarded a report dated June 19, 2003 to the Plan Implementation Committee evaluating the petition, finding that the proposed Regional Center had met the center design guidelines to be designated as a Town Center and recommending approval of designation of a Town Center subject to reduction of the Center Boundary and the modification of the Planning and Implementation Agenda in accordance with the recommendations outlined in that report; and

WHEREAS, the Plan Implementation Committee conducted a public hearing on July 1, 2003 with regard to the petition filed by the Borough of Seaside Heights; and

WHEREAS, the Plan Implementation Committee reviewed and considered the petition, the proposed Center Boundary, the proposed Planning and Implementation Agenda, and the comments made regarding the petition at its hearing on July 1, 2003; and

WHEREAS, the Plan Implementation Committee concurred with the recommendations summarized in the report forwarded by the Executive Director of the Office of Smart Growth to the Plan Implementation Committee on July 1, 2003, relating to the reduction of the Center Boundary and the modification of the Planning and Implementation Agenda; and

WHEREAS, the Plan Implementation Committee has recommended that the Borough of Seaside Heights be designated a Town Center for the purposes of the State Plan Policy Map and that the petition of the Borough of Seaside Heights, as revised, be forwarded to the State Planning Commission for approval; and

WHEREAS, the Executive Director of the Office of Smart Growth has also recommended approval of the revised petition by memorandum dated July 16, 2003; and

WHEREAS, in accordance with the recommendations of the Executive Director of the Office of Smart Growth and the Plan Implementation Committee, the Borough of Seaside Heights has reduced the Center Boundary and modified the Planning and Implementation Agenda contained in its petition in the manner recommended by the Executive Director of the Office of Smart Growth and the Plan Implementation Committee; and

WHEREAS, the State Planning Commission has considered the revised petition, the reduced Center Boundary and the modified Planning and Implementation Agenda submitted by the Borough of Seaside Heights, the findings of the Executive Director of the Office of Smart Growth with regard to the petition, the recommendations of the Commission's Plan Implementation Committee with regard to the petition, and all of the comments and written correspondence submitted to the Office of Smart Growth and the State Planning Commission with regard to the petition; and

WHEREAS, the State Planning Commission has determined it appropriate to approve the amendment of the State Plan Policy Map for the purpose of designating the Seaside Heights Town Center,

NOW, THEREFORE, BE IT RESOLVED, that the State Planning Commission, pursuant to N.J.A.C. 17:32, hereby approves the amendment of the State Plan Policy Map for the purpose of designating the Seaside Heights Town Center; and

BE IT FURTHER RESOLVED, that, in approving the amendment of the State Plan Policy Map for the purpose of designating the Seaside Heights Town Center, it is understood that the Borough of Seaside Heights will continue to carry out its plans in accordance with the goals, strategies and policies of the State Plan and in accordance with its revised Planning and Implementation Agenda; and

BE IT FURTHER RESOLVED, that, in approving the amendment of the State Plan Policy Map for the purpose of designating the Seaside Heights Town Center, it is understood that such amendment in no way exempts property owners and/or development applicants within the area affected by this amendment from securing all approvals required by law from the relevant federal, state, county and/or local agencies, nor does this amendment override or modify the terms and conditions under which said approvals are secured; and

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Date: July 16, 2003
Patron:

BE IT FURTHER RESOLVED, that a copy of this resolution be forwarded to the Governor, the Senate Co-Presidents, the Assembly Speaker, members of the Legislature representing the Borough of Seaside Heights, the Ocean County Board of Chosen Freeholders and Planning Board, the governing body of the Borough of Seaside Heights, the Planning Board of the Borough of Seaside Heights and the Commissioners and Secretaries of State Agencies.

Certification

This Resolution was adopted by the New Jersey State Planning Commission at its meeting held on Wednesday, July 16, 2003. Ayes: (10) Joanna Dunn Samson, John Eskilson, Curtis Fisher, Monique Purcell, Peter Lazaropoulos, Brent Barnes, Marge DellaVecchia, Edward McKenna, George Pruitt, Timothy J. Touhey. Nays: (0). Abstains: (0).

Adam Zellner, Secretary
NJ State Planning Commission

Dated: July 28, 2003