



Ocean County Board of Commissioners

OFFICE OF THE
OCEAN COUNTY COMMISSIONERS

Director John P. Kelly

Deputy Director Frank Sadeghi

Commissioner Robert S. Arace

Commissioner Jennifer Bacchione

Commissioner Virginia E. Haines

101 Hooper Avenue
Toms River, New Jersey

08754-2191

(732)929-2005

(732)505-1918

Board Meeting Agenda

Date: May 21, 2025 - 4:00 PM

Location: Administration Building
Room 119
101 Hooper Avenue
Toms River, NJ 08754

Agenda: Authorizing OC Planning Department to transmit the OC Cross Acceptance Response Template (CART) to the State Planning Commission.

Official Resolution#	2025000677
Meeting Date	05/21/2025
Introduced Date	05/21/2025
Adopted Date	05/21/2025
Agenda Item	h-13
CAF #	
Purchase Req. #	
Result	Adopted

COUNTY COMMISSIONER	PRES.	ABS.	MOVE	SEC	AYE	NAY	ABST.
Kelly	<				<		
Sadeghi	<				<		
Arace	<			<	<		
Bacchione	<		<		<		
Haines	<				<		

I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE, COMPLETE AND ACCURATE COPY OF THIS RESOLUTION, ADOPTED BY OCEAN COUNTY BOARD OF COMMISSIONERS, NJ AT THE MEETING REFERENCED THEREON

Michelle I. Gunther

Clerk Of The Board

RESOLUTION*May 21, 2025*

WHEREAS, the New Jersey State Planning Act (NJ Stat § 52:18A-196) calls for the periodic revision and readopting of the State Development and Redevelopment Plan (SDRP); and

WHEREAS, the SDRP shall provide a coordinated, integrated, and comprehensive plan for the growth, development, renewal, and conservation of the State and its regions, and shall identify areas for growth, agriculture, open space conservation, and other appropriate designations; and

WHEREAS, the New Jersey State Planning Commission (SPC), in accordance with the New Jersey State Planning Rules (N.J.A.C. 15:30-2.1), approved the release of the Preliminary SDRP on December 4, 2024; and

WHEREAS, the formal release of the Preliminary SDRP on December 6, 2024 commenced Cross Acceptance, an inter-jurisdictional process of soliciting and incorporating input into a Draft Final SDRP; and

WHEREAS, on December 18, 2024 the Ocean County Board of Commissioners, in accordance with (N.J.A.C. 15:30-3.2), submitted a Notice of Participation to the New Jersey Office of Planning Advocacy (OPA) authorizing the Ocean County Planning Department to participate in Cross Acceptance as the designated Negotiating Entity for the County of Ocean and its municipalities, by Resolution #2024001976; and

WHEREAS, Ocean County's Work Program, which articulated the responsibilities of the Negotiating Entity throughout Cross Acceptance, was approved by OPA on February 28, 2025; and

WHEREAS, in said Work Program, Ocean County agreed to submit comment to the SPC on the findings, recommendations, objections, and other information as set forth in the Cross Acceptance Response Template (CART); and

WHEREAS, the Ocean County Planning Department, in its role as Negotiating Entity for the County of Ocean, has prepared a CART summarizing the comments on the Preliminary SDRP for Ocean County and all participating municipalities.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE COUNTY OF OCEAN, STATE OF NEW JERSEY, as follows:

1. The Ocean County Department of Planning is hereby authorized the transmittal of the Ocean County Cross Acceptance Response Template to the State Planning Commission in furtherance of its continued participation in the Cross Acceptance process toward the adoption of a new State Development and Redevelopment Plan.

A.2 Cross-Acceptance Response Template

Your Municipality: Ocean County

Your Name / Title: Tim Gleason – Assistant Planner

Your Email Address: tgleason@co.ocean.nj.us

Section 1: Consistency with The Preliminary State Plan

If a municipality or regional entity obtained Plan Endorsement that has not expired, this section does not need to be completed.

1. Indicate which documents the municipality or county has and the dates of adoption:

- | | |
|---|-------------------------------|
| <input checked="" type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered | 2011 |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s) | 2018 (Amendment) |
| <input type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32 | Click or tap to enter a date. |
| <input type="checkbox"/> Land use map | Click or tap to enter a date. |
| <input type="checkbox"/> Zoning Ordinance and other land development standards | Click or tap to enter a date. |
| <input type="checkbox"/> Zoning map and schedule | Click or tap to enter a date. |
| <input type="checkbox"/> Redevelopment Plans | |
| <input type="checkbox"/> Approved Housing Element and Fair Share Plans | Click or tap to enter a date. |
| <input type="checkbox"/> Natural Resource Inventory | |
| <input checked="" type="checkbox"/> Recreation and Open Space Inventory (ROSI) | 10/1/2023 |
| <input type="checkbox"/> Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL) | Click or tap to enter a date. |
| <input type="checkbox"/> Resource protection ordinances | Click or tap to enter a date. |

☒ Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

- Wastewater Management Plan: December 30, 2015
- Hazard Mitigation Plan: 2018 (Draft Update 2025)

2. **Review the ten goals in The Preliminary State Plan and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.**

Ocean County is consistent with the ten goals in the SDRP except for climate change. This topic was not covered in the County's 2011 Master Plan and will be incorporated in future planning efforts to get the plan updated. Even though it is not listed in the Master Plan, the County of Ocean is working with programs like the Community Rating System (CRS) and Hazard Mitigation Grant Program (HMGP) to examine climate change.

3. **If inconsistent how will the municipality or county become more aligned with the State goals and how will this be achieved? What is the predicted timeframe for greater consistency?**

Ocean County is consistent with the State goals.

4. **How well do the designated State Planning Areas suit the current and future development of your municipality and/or county?**

Development is controlled through the Municipal Land Use Law, therefore we defer to the municipalities for comment.

Section 2: Agreements and Disagreements with The Preliminary State Plan

1. **Provide a detailed discussion of any issues or recommendations to The Preliminary State Plan in order to better meet local needs.**

There is a surplus of areas in the county where the planning area designation really limits any development, but the municipality may have this same area zoned as a business district and would like to it be an economically viable part of the community.

Coastal resiliency is a reoccurring topic listed by many municipalities in Ocean County as a topic the SDRP should include. There is new laws and regulations pending regarding coastal communities to adapt or change due to projected climate change, including the NJ REAL Law. The SDRP does not go into detail on coastal resiliency.

2. **Provide a detailed explanation of how municipal and county plans will be modified in order to create a greater degree of consistency.**

Municipal plans will be modified according to the final agreed upon negotiations. Modifications may include master plan, zoning, and ordinance revisions. All County plans will be reviewed and any inconsistencies will be addressed.

3. **Provide comments and recommendations regarding State agency implementation of the State Plan including any applicable agency or program, as well as make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.**

There is very little, if any, information or input on other state agencies such as the DOT or DEP included in the SDRP. Have they been involved with the development of the Preliminary State Plan and do they have the same goals? Cross-acceptance is supposed to make sure local goals align with the State's, but it does not seem like all state agencies align with the same goals and objectives. Currently, there are multiple municipalities in Ocean County that have petitions for plan endorsement submitted with the State, but have been left open for several years. The plan endorsement process should be streamlined to make sure this is no longer the case

4. **Submit a Negotiating Agenda, which will form the basis of the negotiation sessions between the negotiating entity and the SPC. The agenda should state the issues being presented, proposed alternatives and provide direct citations of pertinent State Plan provisions wherever possible. OPA will then schedule meetings with the negotiating entity to work through the agreements and disagreements.**

5. **Identify areas to be protected and areas where sprawl (low density auto-dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.**

Areas to be protected or preserved are indicated in each municipality's master plan or open space plan. Areas of flooding can be further protected by new development complying with FEMA standards.

6. **Does the municipality and/or county have the following?**

☒ Open Space Plan, 2020

☒ Open Space Tax

☐ Other

7. **Please indicate your community's three most important local and regional land use planning goals and priorities:**

- 1) Open Space Preservation – Protect critical environmental resources, provide recreational opportunities for citizens, and help maintain the County's rural characteristics
- 2) Improve Infrastructure – Continue to invest in roads, bridges, and public transit while also minimizing environmental impacts and promoting sustainability
- 3) Coastal Resiliency – Make sure the County adapts to changing conditions to ensure a short-term weather event does not have an long-term effect

8. **Additional comments:**

Municipalities Cross-Acceptance Response Templates

Barnegat Township



MEMORANDUM

BARN-G2501

To: Tim Gleason, Assistant Planner (Ocean County Planning Department)

From: Jason Worth, PE, PP, CME, CFM (Barnegat Township Planning/Engineering Consultant)
Robert Dare, PP, AICP, MCIP (Barnegat Township Planning Consultant)

Date: May 16, 2025

Re: Barnegat Township – Responses to Ocean County Cross Acceptance Review Template

The following pages detail Barnegat Township's responses to the Ocean County Cross Acceptance Review Template.

Please note that we attempted to submit these responses on behalf of Barnegat Township via the County's online Cross-Acceptance Review Template (CART) form provided at <https://arcg.is/OKjaDX>. However, the submission function on the CART form failed. We are, therefore, submitting Barnegat's responses via this memo.

RESPONSES TO CROSS-ACCEPTANCE REVIEW TEMPLATE

BASIC INFORMATION

Field on CART: Municipality

Proposed Response: Barnegat Township

Field on CART: Email:

Proposed Response: jworth@tandmassociates.com

Field on CART: Name and Professional Title

Proposed Response: Jason Worth, PE, PP, CME, CFM (Barnegat Township Planning/Engineering Consultant)

SECTION 1: CONSISTENCY WITH THE PRELIMINARY STATE PLAN

1 Field on CART: Most recent adopted Master Plan and any draft elements currently being considered.

1 Proposed Response (Input Field Allows One Date of Adoption): April 26, 2011

2 Field on CART: Master Plan Reexamination Report(s)



2 Proposed Response (Input Field Allows One Date of Adoption): September 28, 2021

3 Field on CART: Official Map pursuant to N.J.S.A. 55D-32

3 Proposed Response (Input Field Allows One Date of Adoption): Blank (The Township does not have an official map)

4 Field on CART: Land Use Map

4 Proposed Response (Input Field Allows One Date of Adoption): April 26, 2011

5 Field on CART: Zoning Ordinance and Other Land Development Standards

5 Proposed Response (Input Field Allows One Date of Adoption): June 18, 2011 (Chapter 55: Land Use)

6 Field on CART: Zoning Map and Schedule

6 Proposed Response (Input Field Allows One Date of Adoption): May 24, 2018

7 Field on CART: Natural Resource Inventory

7 Proposed Response (Input Field Allows One Date of Adoption): Blank (The Township does not have a natural resource inventory)

8 Field on CART: Recreation and Open Space Inventory (ROSI)

8 Proposed Response (Input Field Allows One Date of Adoption): April 26, 2010

9 Field on CART: Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL)

9 Proposed Response (Input Field Allows One Date of Adoption): May 24, 2018

10 Field on CART: Resource Protection Ordinances

10 Proposed Response (Input Field Allows One Date of Adoption): March 7, 2023 (Section 55-329: Stormwater Management for Pinelands Property); March 2, 2021 (Section 55-330: Stormwater Management for Non-Pinelands Property)

11 Field on CART: Farmland Preservation/Agricultural Retention Plan

11 Proposed Response (Input Field Allows One Date of Adoption): Blank (The Township does not have a farmland preservation/agricultural retention plan)

12 Field on CART: Additional adopted planning documents 1 (e.g., Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)



12 Proposed Response (Input Field Allows One Date of Adoption): March 2008 (Stormwater Management Plan)

13 Field on CART: Any other adopted planning documents 2 (e.g., Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

13 Proposed Response (Input Field Allows One Date of Adoption): December 12, 2013 (Stormwater Pollution Prevention Plan)

14 Field on CART: Most recent adopted Master Plan and any draft elements currently being considered.

14 Proposed Response (Input Field Allows One Date of Adoption): April 26, 2011

15 Field on CART: Master Plan Reexamination Report(s)

15 Proposed Response (Input Field Allows One Date of Adoption): September 28, 2021

16 Field on CART: Official Map pursuant to N.J.S.A. 55D-32

16 Proposed Response (Input Field Allows One Date of Adoption): Blank (The Township does not have an official map)

17 Field on CART: Land use map

17 Proposed Response (Input Field Allows One Date of Adoption): April 26, 2011

18 Field on CART: Zoning Ordinance and other land development standards

18 Proposed Response (Input Field Allows One Date of Adoption): June 18, 2011 (Chapter 55: Land Use)

19 Field on CART: Zoning map and schedule

19 Proposed Response (Input Field Allows One Date of Adoption): May 24, 2018

20 Field on CART: Natural Resource Inventory

20 Proposed Response (Input Field Allows One Date of Adoption): Blank (The Township does not have a natural resource inventory)

21 Field on CART: Recreation and Open Space Inventory (ROSI)

21 Proposed Response Input Field Allows One Date of Adoption): April 26, 2010

22 Field on CART: Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL)



22 Proposed Response (Input Field Allows One Date of Adoption): May 24, 2018

23 Field on CART: Resource protection ordinances

23 Proposed Response (Input Field Allows One Date of Adoption): March 7, 2023 (Section 55-329: Stormwater Management for Pinelands Property); March 2, 2021 (Section 55-330: Stormwater Management for Non-Pinelands Property)

24 Field on CART: Farmland Preservation/Agricultural Retention Plan

24 Proposed Response (Input Field Allows One Date of Adoption): Blank (The Township does not have a farmland preservation/agricultural retention plan)

25 Field on CART: Any other adopted planning documents (e.g., Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

25 Proposed Response (Input Field Allows One Date of Adoption): March 2008 (Stormwater Management Plan)

26 Field on CART: (Additional). Any other adopted planning documents (e.g., Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

26 Proposed Response (Input Field Allows One Date of Adoption): December 12, 2013 (Stormwater Pollution Prevention Plan)

27 Field on CART: Review the ten goals in the preliminary State Plan and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.

27 Proposed Response (Limited to 1,000 Characters): The Township's master plan goals and objectives are generally aligned and compatible with those of the draft State Plan. This results from the fact that the Township previously had plan endorsement. Although the Township's plan endorsement has expired, the Township filed a new petition for plan endorsement with the Office of Planning Advocacy before the expiration of its original plan endorsement. Since the original grant of plan endorsement, there have been no changes to the Township's master plan that would result in inconsistencies with the existing or proposed State Plan.

28 Field on CART: If inconsistent how will the municipal or county become more aligned with the State goals and how will this be achieved? What is the predicted timeline for greater consistency?

28 Proposed Response (Limited to 1,000 Characters): As has been shown in a prior entry, no inconsistencies with the existing or proposed State Plan exist.

29 Field on CART: How well do the designated State Planning Areas suit the current and future development of your municipality and/or county?



29 Proposed Response (Limited to 1,000 Characters): Mainland (i.e., inhabited) portions of Barnegat Township include the “Suburban Planning Area,” the “Environmentally Sensitive Planning Area” and “Parks, Open Space and Natural Areas.” These planning areas are depicted on mapping associated with the 2001 State Development and Redevelopment Plan (SDRP) and mapping that has been distributed in association with the cross-acceptance process for the draft SDRP. These planning areas suit the current and future development of the municipality. The Township notes, however, that re-designation of the Barnegat Town Center and Barnegat Commercial Node as they previously existed, for which the Township has filed an application for Plan Endorsement, is necessary to meet its land use vision of center-based development.

SECTION 2: AGREEMENTS AND DISAGREEMENTS WITH THE PRELIMINARY STATE PLAN

1. Field on CART: Provide a detailed discussion of any issues or recommendations to The Preliminary State Plan in order to better meet local needs.

1. Response (Limited to 1,000 Characters): 2001 State Development and Redevelopment Plan (SDRP) contained a list of designated centers. Draft SDRP does not have such a list and should be updated to include one. In addition, Barnegat Township and five other municipalities in Ocean County have current petitions for plan endorsement with the Office of Planning Advocacy/State Planning Commission. These petitions have been prepared and submitted in connection with the 2001 SDRP, which prevailed at the time of submission. Also, it is noted that Barnegat’s petition and many others are several years old. Current petitions should be considered, and decisions made before adoption of new SDRP. Any further delay might result in a need to amend the petitions to address specifics of the draft SDRP, which would be unfairly “move the target” for relevant municipalities.

2. Field on CART: Provide a detailed explanation of how municipal and county plans will be modified in order to create a greater degree of consistency.

2. Response (Limited to 1,000 Characters): As has been noted in a previous response, the goals of the draft SDRP are generally aligned and compatible with the Township’s goals and objectives as affirmed in the Township’s 2021 Master Plan Reexamination Report. Thus, there is no need to modify the Township’s current planning documents to create a greater degree of consistency.

3. Field on CART: Provide comments and recommendations regarding State agency implementation of the State Plan including any applicable agency or program, as well as make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.

3. Response (Limited to 1,000 Characters): Coordination and integration between State agencies needs improvement. In particular, the Office of Planning Advocacy (OPA) and NJDEP need to improve coordination and integration of processes surrounding SDRP implementation and related procedures. In



discussions with the OPA related to Barnegat's current petition for Plan Endorsement (PE), the OPA noted that there are ongoing negotiations with the NJDEP related to said petition. The OPA indicated that this has caused some delays. There should be specific criteria outlined in New Jersey Administrative Code that mitigate the need for negotiation. PE and center designation should be a matter of fulfilling such criteria, not of negotiation between State agencies. Also, a grant of PE by the State Planning Commission (SPC) should not need further review and approval of NJDEP/CAFRA. A grant of PE by the SPC should be acknowledged by all State agencies at once, not subject to review by the NJDEP/CAFRA or any other State agency.

4. Field on CART: Submit a Negotiating Agenda, which will form the basis of the negotiation sessions between the negotiating entity and the SPC. The agenda should state the issues being presented, proposed alternatives and provide direct citations of pertinent State Plan provisions wherever possible. OPA will then schedule meetings with the negotiating entity to work through the agreements and disagreements.

4. Response (Limited to 1,000 Characters): All points to be discussed in any negotiation session are identified in our response to Section 2, items 1 and 3.

5. Field on CART: Identify areas to be protected and areas where sprawl (low density auto-dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.

5. Response (Limited to 1,000 Characters): The Township's 2011 Land Use Element outlines the Township's land use vision and will guide the Township's zoning and land use policy for the foreseeable future. It is important to note that the 2017 Land Use Element was endorsed by the SPC and Barnegat follows a center-based approach to land use and zoning.

The Township has experienced flooding issues associated with storms. Implementation of the Township's existing stormwater management plan and associated ordinances will help to mitigate flooding and its impacts in the future. Expansion of green and blue infrastructure in the Township would also help to further mitigate flooding and its impacts.

6a. Field on CART: Does the municipality have an open space plan?

6a. Response (Yes/No): Yes

6b. Field on CART: Does the municipality have an Open space tax?

6b. Response (Yes/No): Yes

7. Field on CART: Is the municipality a member of Sustainable Jersey? If not, what are the reasons for not participating? Does the municipality have other environmental groups, such as, an Environmental Commission or a Green Team?



7. Response (Limited to 1,000 Characters): Barnegat Township has registered with Sustainable Jersey. However, as of this date the Township is not certified by Sustainable Jersey.

8. Field on CART: Please indicate your community's three most important local and regional land use planning goals and priorities:

8. Response (Limited to 1,000 Characters):

While all the Township's land use planning goals and priorities are important, the following three should be highlighted:

- 1) To maintain the existing quality of life in Barnegat Township by encouraging a balance of appropriate residential and non-residential land uses, by providing guidelines for the fostering of historic preservation and recreational facilities to meet the needs of all residents.
 - 2) To protect the environmental quality of the Township's natural resources in order to preserve the balance of its ecological systems and safeguard the future health and welfare of its residents.
 - 3) To identify areas within the Township that are in need of redevelopment or rehabilitation and develop a plan for revitalizing these areas.
-

9. Field on CART: Please list point-of contact(s) for negotiating processes:

9. Response: Kurt Otto, PE, CME, CFM (Township Engineer) — kotto@barnegat.net

10. Field on CART: Does the municipality have a need to schedule a meeting with the State Planning Commission and the County to discuss and negotiate any issues? If yes, please contact your negotiating entity.

10. Response (Yes/No): Yes

11. Field on CART: Will your county require a translator at the public hearings? If so, please identify language.

11. Response (Yes/No): No

12. Field on CART: Additional comment(s):

12. Response: The goal of any negotiation/meeting should be to advance the Township's current petition for plan endorsement, which was submitted in 2021.

**RESOLUTION
BARNEGAT TOWNSHIP PLANNING BOARD**

RESOLUTION P-2025-12

RESOLUTION MEMORIALIZING THE BARNEGAT TOWNSHIP PLANNING BOARD'S APPROVAL OF THE COUNTY OF OCEAN'S PROPOSED CROSS-ACCEPTANCE REVIEW TEMPLATE (CART), BASED ON AND SUBJECT TO THE MAY 16, 2025, REVIEW LETTER ISSUED BY THE TOWNSHIP'S PLANNING/ENGINEERING CONSULTANTS.

WHEREAS, the State Legislature has adopted the New Jersey State Planning Act, N.J.S.A. 52:18A-196, *et seq.*, the purpose of which is to achieve a balance of development and conservation objectives, including the protection of natural resources, the promotion of development and redevelopment in a manner consistent with sound planning, and the promotion of areas for growth, limited growth, agriculture, and open space conservation; and

WHEREAS, the New Jersey State Planning Act, N.J.S.A. 52:18A-196, *et seq.*, calls for the submission and active consideration of input from State, regional, county, and municipalities; and

WHEREAS, the County of Ocean, through the Ocean County Planning Department, has prepared and circulated a proposed Ocean County Cross-Acceptance Review Template (CART), and has requested responses and feedback from the municipalities located within the county; and

WHEREAS, on behalf of Barnegat Township, a Memorandum dated May 16, 2025, was prepared by T&M Associates, specifically by Barnegat Township Planning/Engineering Consultant Jason Worth, P.E., P.P., C.M.E., C.F.M., and Barnegat Township Planning Consultant Robert Dare, P.P., A.I.C.P., M.C.I.P., addressed to the Ocean County Planning Department, which contains the Township's responses to the proposed Ocean County Cross-Acceptance Review Template (CART); and

WHEREAS, Barnegat Township's proposed responses were referred to the Barnegat Township Planning Board for a hearing on May 20, 2025, at which time the proposed responses were explained to the Board by the Planning Board Engineer, Jason Worth, P.E., P.P., C.M.E., C.F.M., to the Planning Board's satisfaction.

NOW, THEREFORE, the Barnegat Township Planning Board hereby adopts this Resolution, formally approving the Township's responses to the proposed Ocean County Cross-Acceptance Review Template (CART), based on and subject to the contents of the Memorandum dated May 16, 2025, prepared by T&M Associates, specifically by Barnegat Township Planning/Engineering Consultant Jason Worth, P.E., P.P., C.M.E., C.F.M., and Barnegat Township Planning Consultant Robert Dare, P.P., A.I.C.P., M.C.I.P., a copy of which is attached as Exhibit A.


STACEY M. COLE, SECRETARY
Barnegat Township Planning Board


GLENN SWANK, VICE-CHAIRMAN
Barnegat Township Planning Board

CERTIFICATION

I certify that the foregoing application was duly approved by the Barnegat Township Planning Board at its regular meeting held on May 20, 2025, and that the approval of the application was thereafter memorialized in this Resolution by a vote of the Barnegat Township Planning Board at its regular meeting held on May 27, 2025, a quorum being present and voting in the majority.


STACEY M. COLE, SECRETARY
Barnegat Township Planning Board

Beach Haven Borough

NJ Cross-Acceptance Response Form

Submitted by: Anonymous user

Submitted time: May 1, 2025, 2:27:41 PM

Municipality

1504 BEACH HAVEN BORO

Email

aiannaccone@owenlittle.com

Name and Professional Title

Allison S. Iannaccone, CFM - Office of Municipal Engineer

Most recent adopted Master Plan and any draft elements currently being considered

Apr 19, 2018

Zoning Ordinance and other land development standards

Jul 9, 1979

Zoning map and schedule

Apr 8, 2002

Additional adopted planning documents 1 (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

Feb 10, 2025

Any other adopted planning documents 2 (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

Jan 12, 2021

2. Review the ten goals in The Preliminary State Plan and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.

Economic Dev - Borough has an Economic Development Plan focused on the Business District
Housing & Equity – Borough has AH Trust Fund and Housing Element & Fair Share Plan
Infrastructure & Equity – Borough invests in park spaces and participates in an island wide shuttle
Climate & Historic and Scenic Resources & Natural and Water Resources - Participates in Resilient LBI
Historic and Scenic Resources – Supports Borough Historic District and Historic Preservation Committee
Natural and Water Resources – Participates in grant applications geared towards environmental initiatives and supports Mordecai Island Trust
Pollution and Environmental Cleanup – Borough supports municipal wide cleanups as well as clean energy by installing EV charging stations in town

3. If inconsistent how will the municipality or county become more aligned with the State goals and how will this be achieved? What is the predicted timeframe for greater consistency?

N/A

4. How well do the designated State Planning Areas suit the current and future development of your municipality and/or county?

The PA 5B is consistent for this Barrier Island town however some of the areas on the map that show Post-State Plan Development are incorrect. i.e. the map shows a parcel as being developed since 2002, however, the lot is just being used for winter boat storage which is likely being interpreted as "new structures"

1. Provide a detailed discussion of any issues or recommendations to The Preliminary State Plan in order to better meet local needs.

Enhanced Flood Management Strategies

Incorporate additional funding for stormwater systems and natural flood mitigation measures and roadway elevation

Business & Tourism Support Programs

Introduce grants or incentives for local businesses to adapt to seasonal shifts and enhance visitor attractions that drive tourism year-round.

Infrastructure & Transportation Enhancements

Continued Prioritization of Stormwater and Utility Infrastructure upgrades and associated grant funding to ensure accessibility and safety for both residents and tourists.

2. Provide a detailed explanation of how municipal and county plans will be modified in order to create a greater degree of consistency.

By integrating environmental protections, infrastructure improvements, and economic strategies, Beach Haven Borough will ensure its municipal planning remains consistent with the NJ State Plan. These modifications will support sustainability, economic stability, and the continued vibrancy of this coastal community.

3. Provide comments and recommendations regarding State agency implementation of the State Plan including any applicable agency or program, as well as, make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.

Develop a centralized platform where agencies can share data, reports, and progress metrics transparently & provide dedicated grants for flood mitigation and stormwater management improvements to towns that have a demonstrated history of repetitive flooding.

6a. Does the municipality have an open space plan?

No

6b. Does the municipality have an Open space tax?

Yes

7. Is the municipality a member of Sustainable Jersey? If not, what are the reasons for not participating? Does the municipality have other environmental groups, such as, an Environmental Commission or a Green Team?

Registered only - No other formal environmental groups

8. Please indicate your community's three most important local and regional land use planning goals and priorities:

Improving Infrastructure and Community Livability

Strengthening Coastal Resilience

Supporting Sustainable Economic Growth and Tourism

9. Please list point-of contact(s) for negotiating processes:

Sherry Mason, Borough Administrator

Does the municipality have a need to schedule a meeting with the State Planning Commission and the County to discuss and negotiate any issues?

- **No**

Will your county require a translator at the public hearings? If so, please identify language:

New Jersey

Additional comment(s):

Borough has numerous adopted Redevelopment Plans for specific sites; Borough has a ROSI with NJDEP and Official Map but adoption dates are not known; Borough also has many other adopted plans such as a Stormwater Pollution Prevention Plan, Stormwater Management Plan, Resiliency Plan ect where info was not requested/provided here. A separate submission can be emailed if requested.

Beachwood Borough

New Cross Acceptance Response Form

Submitted by: Anonymous user

Submitted time: May 5, 2025, 1:09:46 PM

Municipality

1505 BEACHWOOD BORO

Email

james.oris@rve.com

Name and Professional Title

James Oris, PE, PP, Regional Manager, Beachwood Borough Engineer

Most recent adopted Master Plan and any draft elements currently being considered

Jun 13, 2000

Master Plan Reexamination Report(s)

Jul 8, 2019

Official Map pursuant to N.J.S.A. 55D-32

Nov 8, 2006

Land use map

Oct 1, 1999

Zoning Ordinance and other land development standards

Jan 6, 1978

Zoning map and schedule

Oct 1, 1999

Recreation and Open Space Inventory (ROSI)

Feb 2, 1994

Additional adopted planning documents 1 (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

Nov 1, 2024

1. Indicate which documents the municipality or county has by entering the dates of adoption:

Most recent adopted Master Plan and any draft elements currently being considered

Jun 13, 2000

Master Plan Reexamination Report(s)

Jul 8, 2019

Official Map pursuant to N.J.S.A. 55D-32

Nov 16, 2006

Land use map

Oct 1, 1999

Zoning Ordinance and other land development standards

Jan 6, 1978

Zoning map and schedule

Oct 1, 1999

Recreation and Open Space Inventory (ROSI)

Feb 2, 1994

Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

Nov 1, 2024

2. Review the ten goals in The Preliminary State Plan and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.

The NJ State Development and Redevelopment Plan (SDRP) has ten goals: Revitalize cities and towns, conserve natural resources, promote economic growth, protect the environment, provide adequate public facilities and services, ensure adequate housing, preserve historic and scenic resources, address climate change, ensure equitable planning, and foster sound and integrated statewide planning. The most recent Beachwood Masterplan Re-Exam aligns with these goals with the exception of climate change and equity. Climate change and equity will be revisited with the future re-exam or new masterplan. Beachwood's most recent re-exam is in general alignment with the SDRP.

3. If inconsistent how will the municipality or county become more aligned with the State goals and how will this be achieved? What is the predicted timeframe for greater consistency?

Beachwood is in general compliance and alignment with the SDRP with two exceptions, Climate change and equity. Beachwood will undertake planning efforts to incorporate these goals into future planning efforts in 2025-2026.

4. How well do the designated State Planning Areas suit the current and future development of your municipality and/or county?

The current mapping in the SDRP does not align with Beachwood's goals to revitalize the route 9 and route 166 corridors. These areas are the economic hub for Beachwood and should be in a center or node to accommodate the revitalization of this area, to include commercial and housing. These areas provide for livable walkable community.

1. Provide a detailed discussion of any issues or recommendations to The Preliminary State Plan in order to better meet local needs.

Beachwood borough recommends that the SDRP include a center or node along the route 9 and route 166 corridors to better serve our residents, promote the provision of goods and services, and redevelop portions of the town that underutilized.

2. Provide a detailed explanation of how municipal and county plans will be modified in order to create a greater degree of consistency.

Beachwood will undertake a master plan re-exam or new masterplan to better evaluate and align the Borough's goals with the SDRP, where possible.

4. Submit a Negotiating Agenda, which will form the basis of the negotiation sessions between the negotiating entity and the SPC. The agenda should state the issues being presented, proposed alternatives and provide direct citations of pertinent State Plan provisions wherever possible. OPA will then schedule meetings with the negotiating entity to work through the agreements and disagreements.

DOCX [Beachwood SDRP Negotiation Agenda 5 5 25.docx](#)
21.3KB

6a. Does the municipality have an open space plan?

Yes

6b. Does the municipality have an Open space tax?

No

7. Is the municipality a member of Sustainable Jersey? If not, what are the reasons for not participating? Does the municipality have other environmental groups, such as, an Environmental Commission or a Green Team?

No, Beachwood is not a sustainable community, but will consider it.

8. Please indicate your community's three most important local and regional land use planning goals and priorities:

Economic Development Revitalization of the route 9 and route 166 corridor

Housing

Recreation

9. Please list point-of contact(s) for negotiating processes:

Mayor Cairns

Susan Minock, RMC, Clerk and Administrator

James Oris, PE, PP, CME Remington and Vernick

Does the municipality have a need to schedule a meeting with the State Planning Commission and the County to discuss and negotiate any issues?

- **Yes**

Will your county require a translator at the public hearings? If so, please identify language:

New Jersey

Additional comment(s):

the mapping needs to be updated to reflect Beachwood and County parks and recreation areas.



Beachwood Borough
Ocean County
New Jersey
Negotiation Agenda
May 5, 2025

Contact Information:

Mayor William Cairns
Borough of Beachwood
1600 Pinewald Road
Beachwood, NJ 08722
(732) 286-6000
mayorcairns@beachwoodusa.com

Susan Minock, RMC
Borough of Beachwood
Administrator/Clerk
sminock@beachwoodusa.com

James M. Oris, PE, PP, CME
Remington and Vernick Engineers
9 Allen Street
Toms River, NJ 08753
James.oris@rve.com
Responsible for the Response Template

Public participation program results, including meeting schedules, hearings, and interested parties list.

Beachwood Borough plans to conduct one public meeting to gather information from the community regarding the Preliminary State Development and Redevelopment Plan (SDRP). The results of this meeting will be appended to this agenda prior to the meeting with the state officials

Planning Policy to discuss

The planning policy to discuss and negotiate is the REVITALIZATION AND RECENTERING GOAL. Beachwood Borough has many underutilized and in some cases abandoned properties along the Route 9 and Route 166 corridors. These areas previously served as the hub to our livable, walkable community. The preliminary state plan mapping does not identify these corridors as a center of a node. The preliminary state plans must include centers or nodes along these corridors to promote the revitalization of these areas.

REVITALIZATION AND RECENTERING GOAL REVITALIZE AND RECENTER THE STATE'S UNDERUTILIZED DEVELOPED AREAS—Page 35/167

RESOLUTION 2025-180

RESOLUTION OF THE BOROUGH OF BEACHWOOD, COUNTY OF OCEAN STATE OF NEW JERSEY APPROVING THE CROSS-ACCEPTANCE RESPONSE TEMPLATE WITH BOROUGH (PLANNER'S) COMMENTS IN RESPONSE TO THE PRELIMINARY STATE DEVELOPMENT AND RE-DEVELOPMENT PLAN

WHEREAS, Ocean County has requested that each of its participating municipalities complete and submit the Cross-Acceptance Response Template in response to the Preliminary State Development and Re-Development Plan.


NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Beachwood that the Borough's Cross-Acceptance Response Template be approved and submitted to Ocean County with the Borough Planner's Comments.

BE IT FURTHER RESOLVED, a certified copy of this Resolution be forwarded to the following:

- Susan A. Minock, Municipal Clerk
- Jennifer A. Martin, Chief Financial Officer
- Tim Gleason, Ocean County Assistant Planner
- James Oris, PE, PE – Borough Engineer

COUNCIL	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
<i>Council President Zakar</i>			X			
<i>Councilman Farro</i>		X	X			
<i>Councilman Komsa</i>			X			
<i>Councilman LaCrosse</i>	X		X			
<i>Councilman Prince</i>			X			
<i>Councilman Santos</i>			X			

I do hereby certify that the foregoing is a true and exact copy of authorization to approve foregoing resolution adopted by the Mayor and Borough Council of Beachwood Borough on May 21, 2025.



Susan A. Minock, RMC, Municipal Clerk

Beachwood Borough

Berkeley Township

A.2 Cross-Acceptance Response Template

Your Municipality: Berkeley Township

Your Name / Title: Ashton Jones on behalf of Township Planner, James Oris, PE, PP, CME, CFM

Your Email Address: james.oris@rve.com

Section 1: Consistency with The Preliminary State Plan

If a municipality or regional entity obtained Plan Endorsement that has not expired, this section does not need to be completed.

1. Indicate which documents the municipality or county has and the dates of adoption:

- | | |
|---|-------------------------------|
| <input checked="" type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered | 12/4/1997 |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s) | 3/20/2019 |
| <input checked="" type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32 | 7/19/2024 |
| <input type="checkbox"/> Land use map | Click or tap to enter a date. |
| <input checked="" type="checkbox"/> Zoning Ordinance and other land development standards | 8/19/2024 |
| <input type="checkbox"/> Zoning map and schedule | Click or tap to enter a date. |
| <input checked="" type="checkbox"/> Redevelopment Plans | 8/23/2021 |
| <input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans | 3/27/2017 |
| <input checked="" type="checkbox"/> Environmental Resource Inventory | 6/19/2012 |
| <input type="checkbox"/> Recreation and Open Space Inventory (ROSI) | Click or tap to enter a date. |
| <input type="checkbox"/> Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL) | Click or tap to enter a date. |
| <input type="checkbox"/> Resource protection ordinances | Click or tap to enter a date. |
| <input type="checkbox"/> Farmland Preservation/Agricultural Retention Plan | Click or tap to enter a date. |

2. **Review the ten goals in The Preliminary State Plan (pages 11-13) and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.** *The Township has addressed several of the State's key concepts (Economic Development, Housing, and Recreation & Open Space) as goals within their reexamination of their 1997 Master Plan that is implemented toward the growth of the town.*

3. **If inconsistent how will the municipality or county become more aligned with the State goals and how will this be achieved? What is the predicted timeframe for greater consistency?** *It appears that the Township is currently consistent with the State goals.*

4. **How well do the designated State Planning Areas (pages 71-76) suit the current and future development of your municipality and/or county?** *Currently a large percentage of the Township is deemed environmentally sensitive or is a part of the Pinelands. While it is beneficial to protect environmental resources, the excess environmentally sensitive areas will concentrate development. And could possibly suppress future growth in the Township.*

Section 2: Agreements and Disagreements with The Preliminary State Plan

1. **Provide a detailed discussion of any issues or recommendations to The Preliminary State Plan in order to better meet local needs.** *The Township would like to maintain areas indicated previously for development. The Township wishes to maintain previously indicated Centers, reserving the right for self-determination. The municipality has been in discussions with DCA and OPA regarding plan endorsement, center/node designation, and other related plan endorsement/state plan mapping issue.*

2. **Provide a detailed explanation of how municipal and county plans will be modified in order to create a greater degree of consistency.** *The Township updates municipal documents regularly to address municipal trends. Anything in the Pinelands must be sent through them for consistency and approval. Generally speaking, it should be the goal that municipal and county documents somewhat align, but this is not always the case.*

3. **Provide comments and recommendations regarding State agency implementation of the State Plan including any applicable agency or program, as well as make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.** *Coordination between the Office of Planning Advocacy, and the State Planning Commission, should be improved. Specifically, municipalities under CAFRA regulations*

need to be provided a clear picture as to DEP CAFRA centers and OPA Planning Centers. Coordination needs to be established so that municipal government can be assured that certain areas have or have not been accepted and a clear understanding of the differences established. If an area is going to be redesignated, the lead agency should establish a process with OPA to either reestablish a destination or clearly communicate potential changes. OPA and the municipality should have an opportunity to respond and self-advocate, prior to any change.

4. **Submit a Negotiating Agenda, which will form the basis of the negotiation sessions between the negotiating entity and the SPC. The agenda should state the issues being presented, proposed alternatives and provide direct citations of pertinent State Plan provisions wherever possible. OPA will then schedule meetings with the negotiating entity to work through the agreements and disagreements.** *The Township has concerns regarding planning area designations. Obviously, those designations are driven by multi agency input, but municipalities need the ability to zone and regulate. For example, if an area is zoned for high density development and indicated in the state plan as appropriate, and now the draft mapping indicates it as environmentally constrained, this presents numerous issues. As a partner to the negotiating entity, the municipality should have the right to advocate its position with both the county and the state directly. If an area is established and a market value estimated, based on assumptions, it should be understood that all parties are operating under an assumption that the uses in the zone are permitted. If the ground conditions have not changed but policy towards certain environmental conditions has, the state/county should be prepared to advocate on its behalf in terms of justifying the loss of property value.*
5. **Identify areas to be protected and areas where sprawl (low density auto -dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.** *There is no mass transit in Little Egg therefore residents must rely on cars as a means of transportation. However, most of the development is already concentrated due to an abundance of environmentally sensitive areas.*
6. **Does the municipality and/or county have the following?**
 - ☒ Open Space Plan ; 2004
 - ☒ Open Space Tax; November 2009
 - ☐ Other
7. **Is the municipality a member of Sustainable Jersey?**
 - ☒ Yes ; November 24, 2009 registration date with no current certification.
 - ☐ No

If not, what are the reasons for not participating? Does the municipality have other

environmental groups, such as, an Environmental Commission or a Green Team?

8. Please indicate your community's three most important local and regional land use planning goals and priorities:

- 1) *Cohesive neighborhoods free from visual clutter in front yards and streetscapes*
- 2) *New residential development that meets or exceeds applicable design standards and where sewer and water infrastructure is either available or is provided by the developer.*
- 3) *Attractive office and retail development along the Route 166/Route 9 corridor to replace obsolete and unsightly small-lot highway strip commercial uses, such as auto repair garages, bars and nightclubs, used car sales, stand-alone fast food restaurants, etc.*

9. Additional comments:

RESOLUTION 2025-236-R

**RESOLUTION OF THE TOWNSHIP OF BERKELEY, COUNTY OF OCEAN STATE OF NEW JERSEY
APPROVING THE CROSS-ACCEPTANCE RESPONSE TEMPLATE WITH TOWNSHIP
(PLANNER'S) COMMENTS IN RESPONSE TO THE PRELIMINARY STATE DEVELOPMENT
AND RE-DEVELOPMENT PLAN**

May 19, 2025

WHEREAS, Ocean County has requested that each of its participating municipalities complete and submit the Cross-Acceptance Response Template in response to the Preliminary State Development and Re-Development Plan.

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Berkeley that the Township's Cross-Acceptance Response Template be approved and submitted to Ocean County with the Township Planner's Comments.

I, Karen Stallings, Municipal Clerk of the Township of Berkeley, County of Ocean, do hereby certify this to be a true copy of a resolution adopted by the Township Council at a meeting held on May 19, 2025.



Karen Stallings, RMC
Municipal Clerk

Brick Township

NJ Cross-Acceptance Response Form

Submitted by: Anonymous user

Submitted time: Feb 13, 2025, 3:01:56 PM

Municipality

1507 BRICK TWP

Email

tpaxton@twp.brick.nj.us

Name and Professional Title

Tara B. Paxton, MPA, PP, AICP

Most recent adopted Master Plan and any draft elements currently being considered

Jun 14, 2023

Master Plan Reexamination Report(s)

Jun 14, 2023

Zoning Ordinance and other land development standards

Jan 2, 1979

Natural Resource Inventory

May 15, 2023

Recreation and Open Space Inventory (ROSI)

Dec 12, 2023

Additional adopted planning documents 1 (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

Mar 9, 2022

2. Review the ten goals in The Preliminary State Plan and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.

The Township received Plan Endorsement (2nd) in on 11/2/2022.

3. If inconsistent how will the municipality or county become more aligned with the State goals and how will this be achieved? What is the predicted timeframe for greater consistency?

N/A

4. How well do the designated State Planning Areas suit the current and future development of your municipality and/or county?

The designated State Planning Areas reflect our consistency with the State Plan.

1. Provide a detailed discussion of any issues or recommendations to The Preliminary State Plan in order to better meet local needs.

N/A

2. Provide a detailed explanation of how municipal and county plans will be modified in order to create a greater degree of consistency.

N/A

3. Provide comments and recommendations regarding State agency implementation of the State Plan including any applicable agency or program, as well as, make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.

N/A

6a. Does the municipality have an open space plan?

Yes

6b. Does the municipality have an Open space tax?

Yes

7. Is the municipality a member of Sustainable Jersey? If not, what are the reasons for not participating? Does the municipality have other environmental groups, such as, an Environmental Commission or a Green Team?

Yes - Silver Certified for almost 10 years.

8. Please indicate your community's three most important local and regional land use planning goals and priorities:

Open Space Preservation, Redevelopment of Commercial Areas for Revitalization and Traffic Calming.

9. Please list point-of contact(s) for negotiating processes:

Tara B. Paxton, MPA, PP, AICP - tpaxton@twp.brick.nj.us 732-262-4783

Does the municipality have a need to schedule a meeting with the State Planning Commission and the County to discuss and negotiate any issues?

- **No**

Will your county require a translator at the public hearings? If so, please identify language:

NJ

Additional comment(s):

The Township of Brick achieved Plan Endorsement less than 3 years ago on 11/2/2022. We adopted mapping changes, amended our Town Center to designate two Cores and have remained compliant with our Planning Implementation Agreement.

Eagleswood Township

NJ Cross-Acceptance Response Form

Submitted by: Anonymous user

Submitted time: Apr 15, 2025, 12:14:22 PM

Municipality

1509 EAGLESWOOD TWP

Email

dreynolds@eagleswoodtwpnj.us

Name and Professional Title

Destiny Reynolds, Municipal Clerk

Master Plan Reexamination Report(s)

Dec 10, 2019

Land use map

Jan 1, 2025

Zoning Ordinance and other land development standards

Dec 16, 2002

Zoning map and schedule

Dec 16, 2002

Recreation and Open Space Inventory (ROSI)

Jun 18, 2002

Resource protection ordinances

May 26, 2015

Additional adopted planning documents 1 (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

May 20, 2024

Any other adopted planning documents 2 (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

Mar 25, 2016

6a. Does the municipality have an open space plan?

No

6b. Does the municipality have an Open space tax?

No

Does the municipality have a need to schedule a meeting with the State Planning Commission and the County to discuss and negotiate any issues?

- **No**

Will your county require a translator at the public hearings? If so, please identify language:

NO

RESOLUTION 2025-57

**RESOLUTION OF THE TOWNSHIP OF EAGLESWOOD,
COUNTY OF OCEAN, STATE OF NEW JERSEY,
APPROVING THE MUNICIPAL CROSS-ACCEPTANCE RESPONSE
TEMPLATE AND AUTHORIZING THE SUBMISSION OF SAID TEMPLATE
TO THE OCEAN COUNTY PLANNING DEPARTMENT**

WHEREAS, the Governing Body of Eagleswood Township has concluded that it is appropriate, necessary and in the municipality interest to fully participate in the development of the State Plan through the full and active participation of the Municipal government, including in particular its Planning Board and its Department of Planning, in the Cross-acceptance process; and,

WHEREAS, the Board of County Commissioners of Ocean County has concluded that it is appropriate, necessary and in the County's interest to fully participate in the development of the State Plan through the full and active participation of the County government, including in particular its Planning Board and its Department of Planning, in the Cross-acceptance process; and,

WHEREAS, the Ocean County Planning Department has requested Eagleswood Township complete and submit the Municipal Cross-Acceptance Response Template; and,

WHEREAS, the Governing Body of Township of Eagleswood has completed and approved said template.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of Eagleswood Township the following:

1. That the Township Committee of Eagleswood Township approves the submission of the Municipal Cross-Acceptance Response Template as requested by the County of Ocean.
2. That the Township Committee of Eagleswood Township authorizes the Municipal Clerk, Destiny Reynolds, to submit the approved template to the County of Ocean.

Date: April 15, 2025

Motion: Deputy Mayor Sysol

Second: Committeeman Benn

Roll call: Committeeman Benn, Deputy Mayor Sysol and Mayor Pasternak, aye.

CERTIFICATION

I, Destiny Reynolds, Municipal Clerk of the Township of Eagleswood, County of Ocean, State of New Jersey, do certify that the foregoing is a resolution duly adopted by the Township Committee of the Township of Eagleswood at a meeting held on the April 28, 2025.


Destiny Reynolds, RMC



Island Heights Borough

NJ Cross-Acceptance Response Form

Submitted by: Anonymous user

Submitted time: Feb 24, 2025, 1:04:16 PM

Municipality

1511 ISLAND HEIGHTS BORO

Email

boroughclerk@islandheightsborough.gov

Name and Professional Title

Sean Asay - Municipal Clerk

Most recent adopted Master Plan and any draft elements currently being considered

Nov 19, 2017

1. Indicate which documents the municipality or county has by entering the dates of adoption:

Most recent adopted Master Plan and any draft elements currently being considered

Nov 19, 2017

2. Review the ten goals in The Preliminary State Plan and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.

As appropriate

3. If inconsistent how will the municipality or county become more aligned with the State goals and how will this be achieved? What is the predicted timeframe for greater consistency?

N/A

4. How well do the designated State Planning Areas suit the current and future development of your municipality and/or county?

Appropriate

1. Provide a detailed discussion of any issues or recommendations to The Preliminary State Plan in order to better meet local needs.

None at this time

2. Provide a detailed explanation of how municipal and county plans will be modified in order to create a greater degree of consistency.

As appropriate

3. Provide comments and recommendations regarding State agency implementation of the State Plan including any applicable agency or program, as well as, make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.

None at this time

6a. Does the municipality have an open space plan?

No

6b. Does the municipality have an Open space tax?

No

7. Is the municipality a member of Sustainable Jersey? If not, what are the reasons for not participating? Does the municipality have other environmental groups, such as, an Environmental Commission or a Green Team?

Yes

8. Please indicate your community's three most important local and regional land use planning goals and priorities:

Preserving open space and particularly our estuary area

Preserving our tree canopy to help control temperatures

Adding to open recreation space for our residents

9. Please list point-of contact(s) for negotiating processes:

Sean Asay

Municipal Clerk

732-270-6415

Does the municipality have a need to schedule a meeting with the State Planning Commission and the County to discuss and negotiate any issues?

• **No**

Will your county require a translator at the public hearings? If so, please identify language:

N/A

Lacey Township

New Cross Acceptance Response Form

Submitted by: Anonymous user

Submitted time: May 22, 2025, 9:11:19 AM

Municipality

1513 LACEY TWP

Email

lacey.commdev@laceytownship.org

Name and Professional Title

Christopher Reid, Director Community Development

1. Provide a detailed discussion of any issues or recommendations to The Preliminary State Plan in order to better meet local needs.

Recommendations for Adjusting the State Plan:

Recognize local land use constraints and provide redevelopment incentives.

Incorporate coastal resiliency measures addressing local vulnerabilities.

Enhance infrastructure investment to support housing and local growth.

Align economic development with local employment strengths.

Offer technical support and streamlined processes for local redevelopment.

Support small-town centers revitalization. Improve transparency in statewide planning decisions and increase municipal input.

Recognize and financially support local environmental preservation priorities.

Expand state funding for infrastructure and affordable housing.

2. Provide a detailed explanation of how municipal and county plans will be modified in order to create a greater degree of consistency.

Integrate economic redevelopment goals.

Align redevelopment areas with state incentives.

Develop climate resilience strategy including flood mitigation, stormwater management, coastal zone management, and green infrastructure in affordable housing and redevelopment projects.

Clearly articulate design standards that promote climate resilience (e.g., floodproofing, permeable paving, elevated construction).

Coordinate infrastructure with housing and economic development.

Diversify housing types.

Prioritize environmental sustainability into development standards.

Develop reuse strategies, using state redevelopment incentives and environmental cleanup programs for Oyster Creek.

Pursue mixed-use (residential, commercial, recreational), renewable energy, industrial clusters supported by state funding.

3. Provide comments and recommendations regarding State agency implementation of the State Plan including any applicable agency or program, as well as, make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.

Coordinate efforts and agreements with state agencies, regional planning entities, and municipalities, especially in managing housing, infrastructure, economic redevelopment, and environmental sustainability.

Programs such as the Affordable Housing Trust Fund, Neighborhood Revitalization Tax Credit Program, and Main Street NJ programs require better integration with local planning.

Align DCA funding criteria and priority scoring directly with State Plan objectives such as redevelopment, transit-oriented development (TOD), climate resiliency, and equity goals.

Provide assistance and grants for municipalities transitioning from economic disruptions like Lacey, post-Oyster Creek closure.

Prioritize incentives and financial support to redevelopment sites identified by municipalities in their Master Plans, like Lacey for Oyster Creek site prioritizing job creation.

Streamline NJDEP's permitting processes and expand direct funding for stormwater management, flood mitigation.

5. Identify areas to be protected and areas where sprawl (low density auto-dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.

PDF

Lacey Twp Approved Town Center - NJ REGISTER PUBLICATION.pdf
500.7KB

6a. Does the municipality have an open space plan?

No

6b. Does the municipality have an Open space tax?

No

7. Is the municipality a member of Sustainable Jersey? If not, what are the reasons for not participating? Does the municipality have other environmental groups, such as, an Environmental Commission or a Green Team?

Lacey Township is not a member of Sustainable NJ but does have an Environmental Commission.

Sustainable Jersey imposes significant administrative burden. The process requires extensive documentation, reporting, and re-reporting, along with a detailed point system that demands continuous tracking and updates. Each action must be carefully documented and re-submitted periodically, even for ongoing efforts, which consumes valuable time and resources.

The Township determined the rewards and recognition associated with the program do not sufficiently justify the amount of work involved. The cost-benefit ratio is unfavorable, particularly for municipalities already operating under tight budgets and limited staffing. Rather than redirecting staff time and energy toward paperwork, Lacey Township has prioritized implementing meaningful sustainability initiatives directly—without the overhead of maintaining compliance with an external point-based system.

8. Please indicate your community's three most important local and regional land use planning goals and priorities:

1. Coastal and Environmental Resource Protection

Goal:

Safeguard the Township's environmentally sensitive areas, including the Barnegat Bay watershed, wetlands, and the Pinelands.

Actions:

Limit development in environmentally critical areas.

Promote green infrastructure to manage stormwater.

2. Sustainable Growth and Economic Development

Goal:

Encourage appropriately scaled commercial and mixed-use development.

Actions:

Focus growth in existing centers and along Route 9 and Lacey Road corridors.

Redevelop underutilized properties to attract new businesses.

Promote job creation opportunities tied to community needs, clean energy, marine trades, and tourism.

3. Infrastructure, Transportation, and Resiliency

Goal: Invest in infrastructure, transportation, and climate resiliency.

Actions:

Upgrade aging water, sewer, and roadway infrastructure Advocate for expanded public transportation. Implement municipal hazard mitigation strategies, including flood-prone road elevation projects.

9. Please list point-of contact(s) for negotiating processes:

Veronica Laureigh, Township Administrator
admin@laceytownship.org
609-693-1100, ext 2240

Steven Kennis, Deputy Mayor
Skennis@laceytownship.org
609-693-1100 ext 2200

Christopher Reid, Esq, Director of Community Development/Zoning Officer
Lacey.commdev@laceytownship.org
609-693-1100, ext 2257

Does the municipality have a need to schedule a meeting with the State Planning Commission and the County to discuss and negotiate any issues?

- **No**

Will your county require a translator at the public hearings? If so, please identify language:

No

Lakewood Township



MEMORANDUM

LAKE-G2501

To: Tim Gleason, Assistant Planner (Ocean County Planning Department)

From: Robert Dare, PP, AICP, MCIP (Lakewood Township Planning Consultant)

Date: May 2, 2025

Re: Lakewood Township – Responses to Ocean County Cross Acceptance Review Template

The following pages detail Lakewood Township's responses to the Ocean County Cross Acceptance Review Template.

Please note that I attempted to submit these responses on behalf of Lakewood Township via the County's online Cross-Acceptance Review Template (CART) form provided at <https://arcg.is/OKjaDX>. However, the submission function on the CART form failed. I am, therefore, submitting Lakewood's responses via this memo.

RESPONSES TO CROSS-ACCEPTANCE REVIEW TEMPLATE

BASIC INFORMATION

Field on CART: Municipality

Proposed Response: Lakewood Township

Field on CART: Email:

Proposed Response: rdare@tandmassociates.com

Field on CART: Name and Professional Title

Proposed Response: Robert Dare, PP, AICP, MCIP (Planning Consultant)

SECTION 1: CONSISTENCY WITH THE PRELIMINARY STATE PLAN

This section is skipped. Lakewood has Plan Endorsement. Therefore, this section is skipped in accordance with the instructions provided on the County's online CART form.

SECTION 2: AGREEMENTS AND DISAGREEMENTS WITH THE PRELIMINARY STATE PLAN

1. Field on CART: Provide a detailed discussion of any issues or recommendations to The Preliminary State Plan in order to better meet local needs.



1. Response (Limited to 1,000 Characters): 2001 State Development and Redevelopment Plan (SDRP) contained a list of designated centers. Draft SDRP does not have such a list and should be updated to include one. All existing designated centers as of adoption of the draft SDRP should continue for at least the full term of original designation. Draft SDRP should be updated to include a full version of the State Plan Policy Map (SPPM) with designated centers. Draft SDRP does not include such mapping (only online resources have been provided). Current applications for amendment to the SPPM should be considered and decisions made before adoption of new SDRP. The SPPM in the new SDRP should reflect approved amendments. The draft SDRP references the Smart Growth Explorer but acknowledges that it is not part of the SDRP. SDRP should include specific criteria to identify areas where growth should be encouraged, rather than referencing an online tool that is not part of the SDRP.

2. Field on CART: Provide a detailed explanation of how municipal and county plans will be modified in order to create a greater degree of consistency.

2. Response (Limited to 1,000 Characters): Lakewood Township has plan endorsement, and the goals of the proposed plan are consistent or compatible with the Township's goals and objectives as identified in the Township's 2017 Master Plan. Thus, there are no plans to modify the Township's current planning documents to create a greater degree of consistency.

3. Field on CART: Provide comments and recommendations regarding State agency implementation of the State Plan including any applicable agency or program, as well as make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.

3. Response (Limited to 1,000 Characters): Coordination and integration between state agencies needs improvement. In particular, the Office of Planning Advocacy (OPA) and New Jersey Department of Environmental Protection (NJDEP) need to improve coordination and integration of processes surrounding SDRP implementation. In July 2023, the State Planning Commission (SPC) granted a petition for SPPM amendment. The matter was then referred to the NJDEP for CAFRA endorsement. The NJDEP took nearly one year to grant CAFRA endorsement, but NJAC provisions dictated that it should have only taken 90 days, which caused significant delays to an important project to construct a new EMS facility.

4. Field on CART: Submit a Negotiating Agenda, which will form the basis of the negotiation sessions between the negotiating entity and the SPC. The agenda should state the issues being presented, proposed alternatives and provide direct citations of pertinent State Plan provisions wherever possible. OPA will then schedule meetings with the negotiating entity to work through the agreements and disagreements.

4. Response (Limited to 1,000 Characters): All points to be discussed in any negotiation session are identified in our response to Section 2, Item 1.



5. Field on CART: Identify areas to be protected and areas where sprawl (low density auto-dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.

5. Response (Limited to 1,000 Characters): The Land Use Element of the Township's 2017 Master Plan outlines the Township's land use vision and will guide the Township's zoning and land use policy for the foreseeable future. It is important to note that the 2017 Master Plan was endorsed by the SPC and Lakewood follows a center-based approach to land use and zoning.

The Township has experienced widespread flooding issues associated with storms. Implementation of the Township's existing stormwater management and tree protection ordinances (Township Code chapters 32 and 19) will help to mitigate flooding and its impacts in the future. Expansion of green and blue infrastructure in the Township would also help to further mitigate flooding and its impacts.

6a. Field on CART: Does the municipality have an open space plan?

6a. Response (Yes/No): Yes

6b. Field on CART: Does the municipality have an Open space tax?

6b. Response (Yes/No): No

7. Field on CART: Is the municipality a member of Sustainable Jersey? If not, what are the reasons for not participating? Does the municipality have other environmental groups, such as, an Environmental Commission or a Green Team?

7. Response (Limited to 1,000 Characters): Yes. Lakewood is certified by Sustainable Jersey at the "Bronze" level. Lakewood has a Green Team Advisory Board, Shade Tree Commission and an Environmental Commission.

8. Field on CART: Please indicate your community's three most important local and regional land use planning goals and priorities:

8. Response (Limited to 1,000 Characters):

- 1) Encourage future growth and development of the Township's ratable base, in accordance with the Township's 2013 Smart Growth Plan
 - 2) Create a balanced and compatible arrangement of residential, business and industrial land uses and minimize land use conflicts.
 - 3) Preserve and protect existing viable residential neighborhoods and encourage upgrading of residential neighborhoods as appropriate.
-



9. Field on CART: Please list point-of contact(s) for negotiating processes:

9. Response: Patrick Donnelly, Municipal Manager — pdonnelly@lakewoodnj.gov

10. Field on CART: Does the municipality have a need to schedule a meeting with the State Planning Commission and the County to discuss and negotiate any issues? If yes, please contact your negotiating entity.

10. Response (Yes/No): Yes

11. Field on CART: Will your county require a translator at the public hearings? If so, please identify language.

11. Response (Yes/No): No

12. Field on CART: Additional comment(s):

12. Response: Note that the 2017 Lakewood Township Master Plan contains a Recreation Element and a Conservation Element.

Little Egg Harbor
Township

A.2 Cross-Acceptance Response Template

Your Municipality: Little Egg Harbor Township

Your Name / Title: Ashton Jones on behalf of Township Planner, Jim Oris, PE, PP, CME, CFM;

Your Email Address: james.oris@rve.com

Section 1: Consistency with The Preliminary State Plan

If a municipality or regional entity obtained Plan Endorsement that has not expired, this section does not need to be completed.

1. Indicate which documents the municipality or county has and the dates of adoption:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered | 5/6/1999 |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s) | 6/4/2015 |
| <input checked="" type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32 | 9/30/2024 |
| <input type="checkbox"/> Land use map | Click or tap to enter a date. |
| <input checked="" type="checkbox"/> Zoning Ordinance and other land development standards | 12/12/2024 |
| <input checked="" type="checkbox"/> Zoning map and schedule | 9/30/2024 |
| <input checked="" type="checkbox"/> Redevelopment Plans | 7/10/2003 Parker's Run Business Park Redevelopment Plan |
| <input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans | 7/17/2017 |
| <input checked="" type="checkbox"/> Natural Resource Inventory | 4/16/2009 |
| <input checked="" type="checkbox"/> Recreation and Open Space Inventory (ROSI) | 4/7/2010 |
| <input type="checkbox"/> Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL) | Click or tap to enter a date. |
| <input type="checkbox"/> Resource protection ordinances | Click or tap to enter a date. |
| <input type="checkbox"/> Farmland Preservation/Agricultural Retention Plan | Click or tap to enter a date. |

☒ Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

10/31/2007 Stormwater Management Plan

2. **Review the ten goals in The Preliminary State Plan (pages 11-13) and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.** *The Township has addressed the State's key concepts (Economic Development and Housing) as goals within their reexamination of their 1999 Master Plan that is implemented toward the growth of the township.*
3. **If inconsistent how will the municipality or county become more aligned with the State goals and how will this be achieved? What is the predicted timeframe for greater consistency?** *It appears that the Township is currently consistent with the State goals.*
4. **How well do the designated State Planning Areas (pages 71-76) suit the current and future development of your municipality and/or county?** *Currently, the designations encourage development along the major roadways.*

Section 2: Agreements and Disagreements with The Preliminary State Plan

1. **Provide a detailed discussion of any issues or recommendations to The Preliminary State Plan in order to better meet local needs.** *The surplus of environmentally sensitive areas could stunt the growth of our municipality, especially in areas that have been previously deemed as redevelopment areas.*
2. **Provide a detailed explanation of how municipal and county plans will be modified in order to create a greater degree of consistency.** *Redevelopment plans and/or amendments will be made to the ordinance to align the municipality with the state when deemed necessary.*
3. **Provide comments and recommendations regarding State agency implementation of the State Plan including any applicable agency or program, as well as make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.** *Coordination between the Office of Planning Advocacy, and the State Planning Commission, should be improved. Specifically, municipalities under CAFRA regulations need to be provided a clear picture as to DEP CAFRA centers and OPA Planning Centers. Coordination needs to be established so that municipal government can be assured that certain areas have or have not been accepted and a clear understanding of the differences established. If an area is going to be redesignated, the lead agency should establish a process with OPA to either*

reestablish a destination or clearly communicate potential changes. OPA and the municipality should have an opportunity to respond and self-advocate, prior to any change.

4. **Submit a Negotiating Agenda, which will form the basis of the negotiation sessions between the negotiating entity and the SPC. The agenda should state the issues being presented, proposed alternatives and provide direct citations of pertinent State Plan provisions wherever possible. OPA will then schedule meetings with the negotiating entity to work through the agreements and disagreements.** *The Township has concerns regarding planning area designations. Obviously, those designations are driven by multi agency input, but municipalities need the ability to zone and regulate. For example, if an area is zoned for high density development and indicated in the state plan as appropriate, future mapping changes, ie: showing the area no as environmentally constrained, presents numerous issues. As a partner to the negotiating entity, the municipality should have the right to advocate its position with both the county and the state directly. If an area is established and a market value estimated, based on assumptions, it should be understood that all parties are operating under an assumption that the uses in the zone are permitted. If the on the ground conditions have not changed but policy towards certain environmental conditions has, the state/county should be prepared to justify the loss of property values.*
5. **Identify areas to be protected and areas where sprawl (low density auto-dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.** *There is no mass transit in Little Egg therefore residents must rely on cars as a means of transportation. However, most of the development is already concentrated due to an abundance of environmentally sensitive areas.*

6. **Does the municipality and/or county have the following?**

☒ Open Space Plan, 2002

☒ Open Space Tax

☐ Other

7. **Is the municipality a member of Sustainable Jersey?**

☒ Yes ; Bronze certification on December 14, 2002

☐ No

If not, what are the reasons for not participating? Does the municipality have other environmental groups, such as, an Environmental Commission or a Green Team?

8. **Please indicate your community's three most important local and regional land use planning goals and priorities:**

- 1) *To reduce permitted residential densities, where appropriate, and consistent with: planning efforts aimed at minimizing the fiscal impacts of new residential*

development: and, existing conditions and potential vulnerabilities of flood-prone areas.

- 2) To adopt land use regulations that: encourage a better balance among residential, commercial and industrial land uses so as to promote improved municipal fiscal planning efforts; and minimize the potential for land use conflicts*
- 3) To promote better coordination and consistency between State, County and Municipal planning efforts*

9. Additional comments:

RESOLUTION 2025-138

**RESOLUTION OF THE TOWNSHIP OF LITTLE EGG
HARBOR, COUNTY OF OCEAN STATE OF NEW JERSEY
APPROVING THE CROSS-ACCEPTANCE RESPONSE
TEMPLATE IN RESPONSE TO THE PRELIMINARY
STATE DEVELOPMENT AND RE-DEVELOPMENT PLAN**

WHEREAS, the State Planning Act of 1985 (N.J.S.A. 52:18A-196 et seq.) created a State Planning Commission and an Office of Planning Advocacy for the purpose of establishing a cooperative planning process that involves the full participation of state, county and local governments; and

WHEREAS, the State Planning Act states that New Jersey needs integrated and coordinated planning in order to conserve its natural resources, to revitalize its urban centers, to provide affordable housing and adequate public facilities at a reasonable cost, to promote equal social and economic opportunity for New Jersey's citizens, and to prevent sprawl and promote the suitable use of land; and

WHEREAS, the primary duty and responsibility of the State Planning Commission under the State Planning Act is the preparation of a "State Development and Redevelopment Plan;" and

WHEREAS, the State Planning Act also provides that the State's municipalities are to have an essential role in the development of the State Plan through their participation in the Cross- acceptance process to be conducted under the Act; and

WHEREAS, the Cross-acceptance process is the primary vehicle under the Act for promoting vertical coordination and integration of state, county and local plans by affording county and municipal governments a full and open opportunity to be involved in reconciling inconsistencies between state and local policies; and

WHEREAS, the Ocean County Board of Commissioners has concluded that it is appropriate, necessary and in Ocean County's interest to fully participate in the development of the State Plan through the full and active participation of the Ocean County

government, including in particular its Planning Board and its Department of Planning, in the Cross-acceptance process,

WHEREAS, the Governing Body of Little Egg Harbor Township, by adoption of Resolution 2025-082, concluded that it is appropriate, necessary and in the Township's interest to fully participate in the development of the State Plan through the full and active participation of the Township government, including in particular its Planning Board, in the Cross-acceptance process in accordance with, but not limited to N.J.A.C. 15:30-3.6; and

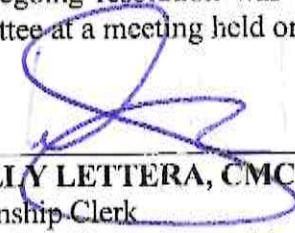
WHEREAS, Ocean County has requested that each of its participating municipalities complete and submit the Cross-Acceptance Response Template in response to the Preliminary State Development and Re-Development Plan.

NOW, THEREFORE, BE IT RESOLVED, by the governing body of the Township of Little Egg Harbor, County of Ocean, State of New Jersey as follows:

1. That the Township's Cross-Acceptance Response Template is hereby approved with the Township Planner's comments as referenced therein.
2. That a certified copy of this resolution, along the Township's Cross-Acceptance Response Template with the Township Planner's comments as referenced therein, shall be forwarded to the Little Egg Harbor Township Planning Board and Ocean County Planning Department.

CERTIFICATION

I, KELLY LETTERA, CMC, RMC, Municipal Clerk of the Township of Little Egg Harbor do hereby certify that the foregoing resolution was duly adopted by the Township of Little Egg Harbor Township Committee at a meeting held on the 8th day of **May, 2025**.



KELLY LETTERA, CMC, RMC
Township Clerk
Little Egg Harbor Township

Manchester Township

NJ Cross-Acceptance Response Form

Submitted by: Anonymous user

Submitted time: May 1, 2025, 12:01:20 PM

Municipality

1519 MANCHESTER TWP

Email

daniel.bloch@collierseng.com

Name and Professional Title

Daniel Bloch, PP, AICP, Township Planner

Most recent adopted Master Plan and any draft elements currently being considered

Dec 5, 2011

Master Plan Reexamination Report(s)

Aug 7, 2017

Land use map

Dec 5, 2011

Zoning Ordinance and other land development standards

May 22, 1997

Zoning map and schedule

Mar 11, 2024

Natural Resource Inventory

Dec 1, 2020

Recreation and Open Space Inventory (ROSI)

Aug 7, 2017

Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL)

Dec 28, 2023

2. Review the ten goals in The Preliminary State Plan and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.

Economic Development- High consistency**Housing- High consistency****Infrastructure- Medium consistency****Revitalization and Recentering- High consistency****Climate Change- Low consistency****Natural and Water Resources- High consistency****Pollution and Environmental Cleanup- High consistency****Historic and Scenic Resources- High consistency****Equity- High consistency****Sound and Integrated Planning- High Consistency**

3. If inconsistent how will the municipality or county become more aligned with the State goals and how will this be achieved? What is the predicted timeframe for greater consistency?

Manchester Township's 2011 Land Use Element predates the recent amendments to the Municipal Land Use Law to include a statement of strategy, as well as to conduct a climate change related hazard vulnerability assessment. The Township recognizes that subsequent updates to its Master Plan will require a complete analysis of its vulnerabilities to Climate Change and Sea Level Rise.

4. How well do the designated State Planning Areas suit the current and future development of your municipality and/or county?

The Township is in the process of petitioning for Plan Endorsement and Center Designation. Manchester Township began working on the on the Plan Endorsement Petition in 2018. However, due to the COVID-19 Pandemic and other delays, the process has yet to be completed. Manchester is requesting Town Centers to be designated along the Route 70 and Route 37 corridors, and is also requesting planning area changes to make the PA2 areas consistent with the proposed centers and the adopted sewer service area.

1. Provide a detailed discussion of any issues or recommendations to The Preliminary State Plan in order to better meet local needs.

Manchester is dedicated to preserving the important natural and cultural resources within the Township, including open space, environmentally sensitive areas, and the character of the Township, while seeking opportunities for growth that align with the existing character. The Township is currently in the midst of preparing a housing plan to address the affordable housing obligations, while seeking to maintain the character of the Township. The current pressure to develop the state with more housing to meet these affordable housing obligations seems to be in conflict with many of the goals of preserving the environment.

2. Provide a detailed explanation of how municipal and county plans will be modified in order to create a greater degree of consistency.

The Township will amend its master plan documents and zoning regulations to align with the State Plan through the Plan Endorsement process.

3. Provide comments and recommendations regarding State agency implementation of the State Plan including any applicable agency or program, as well as, make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.

Grant funding opportunities should be made available to implement the goals and priorities outlined in the State Plan.

6a. Does the municipality have an open space plan?

Yes

6b. Does the municipality have an Open space tax?

Yes

7. Is the municipality a member of Sustainable Jersey? If not, what are the reasons for not participating? Does the municipality have other environmental groups, such as, an Environmental Commission or a Green Team?

Manchester is Bronze Certified by Sustainable Jersey and has an Environmental Commision

8. Please indicate your community's three most important local and regional land use planning goals and priorities:

- 1. To create a balanced and compatible arrangement of residential, commercial, office and industrial land uses.**
- 2. To preserve and conserve existing viable residential neighborhoods and to encourage upgrading of residential neighborhoods as needed, and to permit future residential and non-residential growth in a coordinated and managed approach.**
- 3. To protect environmentally sensitive areas, such as wetlands and floodplains, and stream corridors.**

9. Please list point-of contact(s) for negotiating processes:

Carl Block, Township Administrator

Does the municipality have a need to schedule a meeting with the State Planning Commission and the County to discuss and negotiate any issues?

- **No**

Ocean Township

NJ Cross-Acceptance Response Form

Submitted by: Anonymous user

Submitted time: May 1, 2025, 4:17:58 PM

Municipality

1521 OCEAN TWP

Email

jworth@tandmassociates.com

Name and Professional Title

Jason Worth, PE, PP, CME, CFM (Township Engineer/Township Planner)

Most recent adopted Master Plan and any draft elements currently being considered

Apr 1, 1982

Master Plan Reexamination Report(s)

Nov 7, 2019

Land use map

Apr 21, 2003

Zoning Ordinance and other land development standards

Apr 1, 1982

Zoning map and schedule

Jul 20, 2021

Recreation and Open Space Inventory (ROSI)

Aug 14, 2021

Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL)

Mar 11, 2025

Resource protection ordinances

May 21, 2024

Additional adopted planning documents 1 (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

Aug 7, 2008

Any other adopted planning documents 2 (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

May 7, 2015

1. Indicate which documents the municipality or county has by entering the dates of adoption:

Most recent adopted Master Plan and any draft elements currently being considered

Apr 1, 1982

Master Plan Reexamination Report(s)

Nov 7, 2019

Land use map

Apr 21, 2003

Zoning Ordinance and other land development standards

Apr 1, 1982

Zoning map and schedule

Jul 20, 2021

Recreation and Open Space Inventory (ROSI)

Aug 14, 2021

Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL)

Mar 11, 2025

Resource protection ordinances

May 21, 2024

Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

Aug 7, 2008

(Additional) Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan) - Copy

May 7, 2015

2. Review the ten goals in The Preliminary State Plan and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.

The Township's master plan goals and objectives are generally aligned and compatible with those of the draft State Plan. This results from the fact that the Township previously had plan endorsement. Although the Township's plan endorsement has expired, the Township filed a new petition for plan endorsement with the Office of Planning Advocacy before the expiration of its original plan endorsement. Since the original grant of plan endorsement, there have been no changes to the Township's master plan that would result in inconsistencies with the existing or proposed State Plan.

3. If inconsistent how will the municipality or county become more aligned with the State goals and how will this be achieved? What is the predicted timeframe for greater consistency?

As has been shown in a prior entry, no inconsistencies with the existing or proposed State Plan exist.

4. How well do the designated State Planning Areas suit the current and future development of your municipality and/or county?

Mainland (i.e., inhabited) portions of Ocean Township include the "Suburban Planning Area," the "Environmentally Sensitive Planning Area" and "Parks, Open Space and Natural Areas." These planning areas are depicted on mapping associated with the 2001 State Development and Redevelopment Plan (SDRP) and mapping that has been distributed in association with the cross-acceptance process for the draft SDRP. These planning areas suit the current and future development of the municipality. The Township notes, however, that re-designation of the Waretown Town Center as it previously existed, for which the Township has filed an application for Plan Endorsement, is necessary to meet its land use vision of center-based development.

1. Provide a detailed discussion of any issues or recommendations to The Preliminary State Plan in order to better meet local needs.

2001 State Development and Redevelopment Plan (SDRP) contained a list of designated centers. Draft SDRP does not have such a list and should be updated to include one. In addition, Ocean Township and five other municipalities in Ocean County have current petitions for plan endorsement with the Office of Planning Advocacy/State Planning Commission. These petitions have been prepared and submitted in connection with the 2001 SDRP, which prevailed at the time of submission. Also, it is noted that many of these petitions are several years old. Ocean's petition was originally filed in 2019 and has not been processed in accordance with timelines established by the Office of Planning Advocacy. Current petitions should be considered, and decisions made before adoption of new SDRP. Any further delay might result in a need to amend the petitions to address specifics of the draft SDRP, which would be unfairly "move the target" for relevant municipalities.

2. Provide a detailed explanation of how municipal and county plans will be modified in order to create a greater degree of consistency.

As has been noted in a previous response, the goals of the draft SDRP are generally aligned and compatible with the Township's goals and objectives as affirmed in the Township's 2019 Master Plan Reexamination Report. Thus, there is no need to modify the Township's current planning documents to create a greater degree of consistency.

3. Provide comments and recommendations regarding State agency implementation of the State Plan including any applicable agency or program, as well as, make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.

Coordination and integration between State agencies needs improvement. In particular, the Office of Planning Advocacy (OPA) and NJDEP need to improve coordination and integration of processes surrounding SDRP implementation and related procedures. In discussions with the OPA related to Ocean's current petition for Plan Endorsement (PE), the OPA noted that there are ongoing negotiations with the NJDEP related to said petition. The OPA indicated that this has caused some delays. There should be specific criteria outlined in New Jersey Administrative Code that mitigate the need for negotiation. PE and center designation should be a matter of fulfilling such criteria, not of negotiation between State agencies. Also, a grant of PE by the State Planning Commission (SPC) should not need further review and approval of NJDEP/CAFRA. A grant of PE by the SPC should be acknowledged by all State agencies at once, not subject to review by the NJDEP/CAFRA or any other State agency.

4. Submit a Negotiating Agenda, which will form the basis of the negotiation sessions between the negotiating entity and the SPC. The agenda should state the issues being presented, proposed alternatives and provide direct citations of pertinent State Plan provisions wherever possible. OPA will then schedule meetings with the negotiating entity to work through the agreements and disagreements.

DOCX [2-4.docx](#)
12.9KB

5. Identify areas to be protected and areas where sprawl (low density auto-dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.

DOCX [2-5.docx](#)
13.3KB

6a. Does the municipality have an open space plan?

Yes

6b. Does the municipality have an Open space tax?

Yes

7. Is the municipality a member of Sustainable Jersey? If not, what are the reasons for not participating? Does the municipality have other environmental groups, such as, an Environmental Commission or a Green Team?

Ocean Township was certified by Sustainable Jersey on December 18, 2019 with 155 points. Ocean Township has an Environmental Commission and Green Team Advisory Board.

8. Please indicate your community's three most important local and regional land use planning goals and priorities:

While all the Township's land use and planning goals are important, the following should be highlighted:

- 1) Encourage the use of best management policies for all development to ensure the least negative impact on the overall quality of residential life and the environment in the Township.**
- 2) Create an attractive, diverse, and vibrant [Waretown Town] Center consisting of mixed-use development, open space, civic buildings and residential uses.**
- 3) Protect environmentally sensitive lands and direct growth towards areas of Township with existing infrastructure.**

9. Please list point-of contact(s) for negotiating processes:

Diane Ambrosio, RMC — clerk@twpoceannj.gov

Does the municipality have a need to schedule a meeting with the State Planning Commission and the County to discuss and negotiate any issues?

- **No**

Will your county require a translator at the public hearings? If so, please identify language:

No

Additional comment(s):

Note that the Township has an active petition for Plan Endorsement. The Township's planning documents are filed with the Office of Planning Advocacy/State Planning Commission. In addition, the Township's planning documents are provided on the municipal website at: <https://www.twpoceannj.gov/pages/township-of-ocean-management-plans>.

[Reset](#) [Saved](#)

You do not have permission to submit this survey record. [Hide details](#)

The feature service for this survey does not exist or is not accessible.

For the purposes of empowering negotiating entities to better facilitate input/suggestions from their respective municipalities, this survey may be used so that participants can draw on the State Plan map as input for consideration/reconciliation. This will allow for collaborative input from all municipalities. Users may zoom to an area of interest and draw a polygon to represent Centers, Cores, Nodes and Planning Areas (PA), along with notes, which will be captured and stored for review.

Please enter the correct password you were sent.*

What is the name of the municipality you represent?*

What feature are you commenting on?*

☒ Center

☐ Node

☐ Core

☐ Planning Area

Only draw one polygon at a time to represent your suggestion for Center, Core, Node or Planning Area. If you have more than one

Saved

You do not have permission to submit this survey record. [Hide details](#)

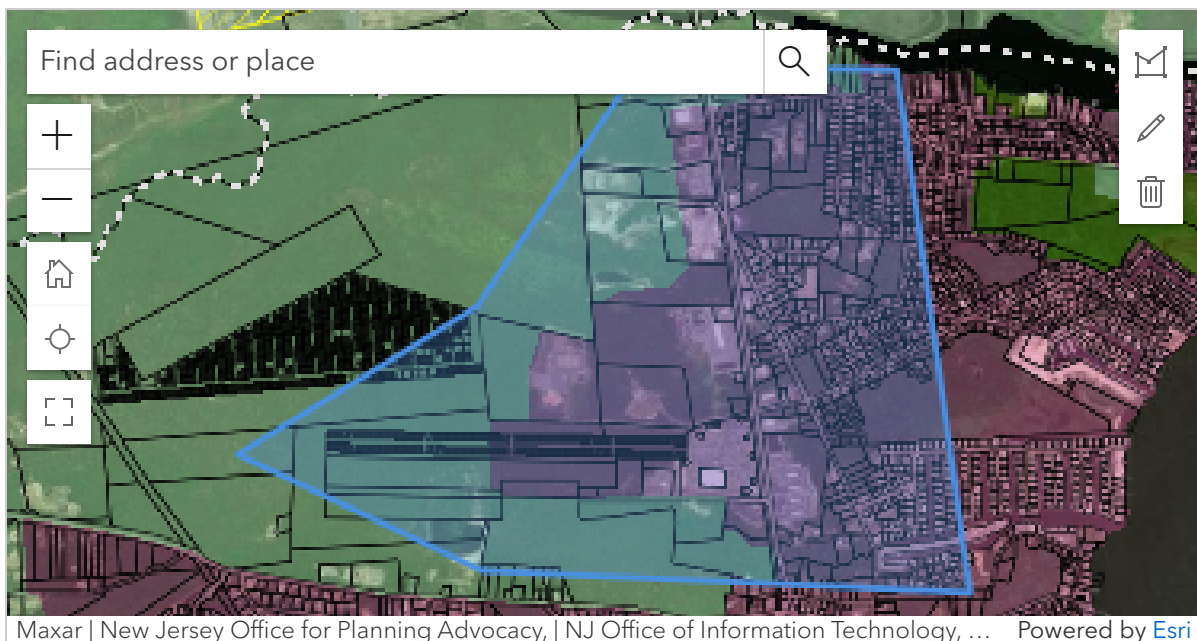
The feature service for this survey does not exist or is not accessible.

areas, as well as, centers and nodes. Cores will not be in the updated State Plan Policy map, but existing Cores will remain valid and be incorporated into the map.

To draw a polygon, zoom to the area of interest, select the polygon symbol, click on the map to start the polygon, then click at each change of direction, and double click at the end to finish the drawing. To view the parcel layer, zoom to Municipal level.*

Symbology of existing features:

- Municipal = dashed white line
- County = dashed blue line
- Highlands/Pinelands = solid brown line
- Center = dashed red line
- Core = dashed yellow line
- Node = yellow cross hatch
- Metropolitan PA 1 = dark pink
- Suburban PA 2 = light pink
- Fringe PA 3 = pale pink
- Rural PA 4 = brown
- Rural/Environmentally Sensitive PA 4B = light brown
- Environmentally Sensitive. PA 5 = green
- Environmentally Sensitive Barrier Island PA 5B = pale green
- Open Space PA 8 = dark green
- Parcel = black line



Saved

You do not have permission to submit this survey record. [Hide details](#)

The feature service for this survey does not exist or is not accessible.

The general area shown in the map mark-up represents the approximate now-expired Waretown Town Center. The Township has a current application for Plan Endorsement to facilitate the continuation of the Waretown Town Center. The Township's position is that 1) the Waretown Town Center should continue; and 2) the minimum extent of PA2 shown in Ocean Township should remain as depicted in this mapping.

Submit

Powered by ArcGIS Survey123

RESOLUTION NO. 2025-134

**A RESOLUTION OF THE TOWNSHIP OF OCEAN,
COUNTY OF OCEAN, STATE OF NEW JERSEY
AUTHORIZING THE CROSS ACCEPTANCE REVIEW
TEMPLATE**

WHEREAS, the Township of Ocean, County of Ocean, State of New Jersey, previously adopted Resolution 2025-84 authorizing participation in the State Development and Redevelopment Plan Cross-Acceptance Process; and

WHEREAS, the Township's Engineer and Planner T and M Associates has prepared the Township's Cross-Acceptance Review Template ("CART") response on behalf of the Township to be submitted to the County of Ocean, State of New Jersey, Office of Planning Advocacy; and

WHEREAS, the Township hereby authorizes the Township Engineer and Planner T and M Associates to approve the CART Template and provide same to the Ocean County Planning Department.

NOW THEREFORE BE IT RESOLVED on this 20th day of May 2025, by the Mayor and Township Committee of the Township of Ocean, County of Ocean, and State of New Jersey as follows:

1. The Township hereby authorizes T and M Associates to prepare and submit the Cross-Acceptance Review Template on behalf of the Township to the County of Ocean.

2. A certified copy of this Resolution shall be forwarded by the Township Clerk to the following:

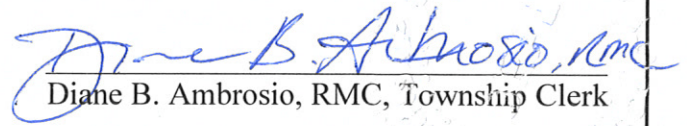
- (a) Ben LoParo, Mayor
- (b) Diane Ambrosio, Administrator/Clerk
- (c) Jason Worth, P.E., Township Engineer

(d) Robert Dare, PP, T and M Associates

(e) Christopher J. Dasti, Esq., Township Attorney

CERTIFICATION

I certify that the foregoing Resolution was duly adopted by the Township of Ocean at a meeting held on May 20, 2025, a quorum being present and voting in the majority.


Diane B. Ambrosio, RMC, Township Clerk

Prepared by:

DASTI & STAIGER, P.C.

Pine Beach Borough

A.2 Cross-Acceptance Response Template

Section 1: Consistency with The Preliminary State Plan

If a municipality or regional entity obtained Plan Endorsement that has not expired, this section does not need to be completed.

1. Indicate which documents the municipality or county has and the dates of adoption:

10/05/1995 ☒ Most recent adopted Master Plan and any draft elements currently being considered

1/01/2021 ☒ Master Plan Reexamination Report(s)

☐ Official Map pursuant to N.J.S.A. 55D-32

☐ Land use map

03-14-1978 ☒ Zoning Ordinance and other land development standards

12/20/2021 ☒ Zoning map and schedule

☐ Natural Resource Inventory

2024 ☒ Recreation and Open Space Inventory (ROSI)

☐ Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL)

☐ Resource protection ordinances

☐ Farmland Preservation/Agricultural Retention Plan

☐ Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

2. Review the ten goals in The Preliminary State Plan and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.

The Borough of Pine Beach has fully incorporated all key concepts and policy objectives of the Preliminary State Plan by promoting economic growth along Rt9, providing a variety of housing, providing a variety of transportation modes, revitalizing areas, addressing climate change along the environmentally sensitive Toms River water body, improving water quality through stormwater improvements, waste management programs, preserving historic areas, and equity and environmental justice, building all inclusive playgrounds, etc.

3. If inconsistent how will the municipality or county become more aligned with the State goals and how will this be achieved? What is the predicted timeframe for greater consistency?

not applicable

4. How well do the designated State Planning Areas suit the current and future development of your municipality and/or county?

The State Planning Areas are accurate

Section 2: Agreements and Disagreements with The Preliminary State Plan

1. Provide a detailed discussion of any issues or recommendations to The Preliminary State Plan in order to better meet local needs.

None

2. Provide a detailed explanation of how municipal and county plans will be modified in order to create a greater degree of consistency.

none

3. Provide comments and recommendations regarding State agency implementation of the State Plan including any applicable agency or program, as well as, make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.

none

4. Submit a Negotiating Agenda, which will form the basis of the negotiation sessions between the negotiating entity and the SPC. The agenda should state the issues being presented, proposed alternatives and provide direct citations of pertinent State Plan provisions wherever possible. OPA will then schedule meetings with the negotiating entity to work through the agreements and disagreements.

5. Identify areas to be protected and areas where sprawl (low density auto-dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.

6. Does the municipality and/or county have an open space plan? Open space tax?

no, will be discussed at Council

7. Is the municipality a member of Sustainable Jersey? If not, what are the reasons for not participating? Does the municipality have other environmental groups, such as, an Environmental Commission or a Green Team?

No, but will be discussed at council.

8. Please indicate your community's three most important local and regional land use planning goals and priorities:

Provide balanced variety of land uses, protect the natural resources, preserve historical significance

The Brough would like additional support from the State to protect its coastline, shoreline erosion and flooding.

9. Please list the Negotiating Committee members:

n/a

10. Will your county require a translator at the public hearings? If so, please identify language:

n/a

11. Additional comment(s):

~~XX~~ The Borough would like additional grant monies be made available to municipalities to maintain infrastructure enhance parks, purchase open space, create bicycle and walking paths, boardwalks, etc.

Seaside Heights Borough

NJ Cross-Acceptance Response Form

Submitted by: Anonymous user

Submitted time: Apr 29, 2025, 11:53:38 AM

Municipality

1527 SEASIDE HEIGHTS BORO

Email

jgorini@jgplanning.com

Name and Professional Title

Jennifer Gorini, Borough Planner

Most recent adopted Master Plan and any draft elements currently being considered

Feb 1, 2025

Master Plan Reexamination Report(s)

Jan 25, 2005

Official Map pursuant to N.J.S.A. 55D-32

May 23, 2005

Land use map

Mar 1, 2023

Zoning Ordinance and other land development standards

Jul 19, 2023

Zoning map and schedule

May 23, 2005

Natural Resource Inventory

Feb 1, 2025

Recreation and Open Space Inventory (ROSI)

Dec 18, 2024

Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL)

Aug 26, 2024

Resource protection ordinances

Mar 17, 2021

Additional adopted planning documents 1 (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

Jan 25, 2023

Any other adopted planning documents 2 (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

Jan 25, 2023

1. Indicate which documents the municipality or county has by entering the dates of adoption:

Most recent adopted Master Plan and any draft elements currently being considered

Feb 1, 2025

Master Plan Reexamination Report(s)

Jan 25, 2023

Official Map pursuant to N.J.S.A. 55D-32

May 23, 2005

Land use map

Mar 1, 2023

Zoning Ordinance and other land development standards

Jul 19, 2023

Zoning map and schedule

May 23, 2005

Natural Resource Inventory

Feb 1, 2025

Recreation and Open Space Inventory (ROSI)

Dec 18, 2024

Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL)

Aug 26, 2024

Resource protection ordinances

Mar 17, 2021

Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

Jan 25, 2023

(Additional) Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan) - Copy

Jan 25, 2023

2. Review the ten goals in The Preliminary State Plan and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.

Many of the concepts and policy objectives of the Preliminary State Plan's ten goals overlap with those identified in the Borough's most recent planning documents. Some of the strategies that most strongly align the Borough's objectives include:

- **Support maritime facilities and services, urban revitalization, and travel and tourism.**
- **Promote well-managed coastal communities and economic growth through tourism, eco-tourism, recreational opportunities, and equitable public access.**
- **Support using redevelopment plans to introduce Center-like features.**
- **Prioritize the needs of pedestrians and bicyclists.**
- **Efficiently manage waste and recycling.**
- **Maintain infrastructure with a focus on sustainability, safety, and affordability.**
- **Promote diverse, affordable, and high-quality housing options.**
- **Provide equitable outcomes for all residents.**
- **Use the State Plan and the Plan Endorsement process to achieve planning actions.**

3. If inconsistent how will the municipality or county become more aligned with the State goals and how will this be achieved? What is the predicted timeframe for greater consistency?

The Borough is generally aligned with the relevant concepts and policy objectives of the Preliminary State Plan's ten goals.

In the section that addresses the Climate Change Goal, the Preliminary State Plan provides that climate change is a threat to economic growth and prosperity in New Jersey and requires mitigation approaches that support sustainable growth and reinvestment in the resiliency of communities threatened by climate change. The Borough agrees with this goal, including efforts to promote and protect public health and safety and the physical, economic, social vitality, and resilience of communities from current and anticipated impacts of climate change. Limiting development and redevelopment potential will harm the physical, economic, and social vitality of communities.

4. How well do the designated State Planning Areas suit the current and future development of your municipality and/or county?

The Borough is identified on the State Plan Policy Map as a PA5B Environmentally Sensitive Barrier Island Planning Area and the Statewide Maps as a Smart Growth Area. The Borough is currently working with the Office of Planning Advocacy to renew its center designation to accommodate growth in compact forms of mixed-use development and to protect environs outside center boundaries.

The combination of PA5B, Smart Growth Area, and Center meet the needs of the current and future development of the Borough. The New Jersey Climate Resilience Strategy recognizes that the coastal areas of New Jersey provide infinite value as places of residence, tourist destinations, cultural and historic assets, ecological resources, and economic drivers within the state. Incorporating resiliency into new development and redevelopment projects, rather than limiting new development and redevelopment, will help to maintain the Borough's economic viability and community value.

1. Provide a detailed discussion of any issues or recommendations to The Preliminary State Plan in order to better meet local needs.

The Preliminary State Plan should promote the vitality of existing developed communities in, and prevent the displacement of businesses and residents from, the PA5B Environmentally Sensitive Barrier Planning Area that have established economies, climate change resiliency measures and plans, infrastructure and public services, and protected environmental resources.

Designating centers in coastal areas will help to identify those areas that can appropriately accommodate growth and Plan Endorsement will ensure conformance with the State Plan. For the Borough of Seaside Heights, these processes have been lengthy and would benefit from a more efficient process.

2. Provide a detailed explanation of how municipal and county plans will be modified in order to create a greater degree of consistency.

The Borough of Seaside Heights is currently updating its Master Plan to better reflect: requirements in the Municipal Land Use Law; current and desired physical, economic, and social development and redevelopment of the Borough; and guidance received from State agencies. The adopted and draft elements of the Borough's Master Plan have been prepared to be consistent with The Preliminary State Plan and other Agency feedback received during the Plan Endorsement process.

3. Provide comments and recommendations regarding State agency implementation of the State Plan including any applicable agency or program, as well as, make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.

The New Jersey Department of Environmental Protection has proposed the Resilient Environments and Landscapes (REAL) rules. These rules are intended to modernize land resource protection rules to better support New Jersey communities, residents, and businesses in building their resilience to sea-level rise, extreme weather, chronic flooding, and other climate-related impacts. Many coastal communities, residents, and businesses are concerned that specific requirements in the REAL rules will be overly burdensome, costly, and impractical. An opportunity may exist for The Preliminary State Plan to help coastal communities build their resiliency and sustainability while remaining desirable and affordable places to live.

4. Submit a Negotiating Agenda, which will form the basis of the negotiation sessions between the negotiating entity and the SPC. The agenda should state the issues being presented, proposed alternatives and provide direct citations of pertinent State Plan provisions wherever possible. OPA will then schedule meetings with the negotiating entity to work through the agreements and disagreements.

DOCX [Upload 1 - Negotiating Agenda.docx](#)
3.3MB

5. Identify areas to be protected and areas where sprawl (low density auto-dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.

PDF [Upload 2 - CrossAcceptance Figure.pdf](#)
4.2MB

6a. Does the municipality have an open space plan?

No

6b. Does the municipality have an Open space tax?

No

7. Is the municipality a member of Sustainable Jersey? If not, what are the reasons for not participating? Does the municipality have other environmental groups, such as, an Environmental Commission or a Green Team?

The Borough of Seaside Heights is not a member of Sustainable Jersey but plans to initiate the certification process based on feedback previously received from the Office of Planning Advocacy during the Plan Endorsement process. The Borough has a small pool of volunteers and does not currently have a Green Team or an Environmental Commission. The Borough Administration and Public Works Department take active measures to protect environmental resources, including habitat protection, public access, and maintenance of beach and waterfront areas.

8. Please indicate your community's three most important local and regional land use planning goals and priorities:

The Borough of Seaside Heights' three most important local land use planning goals and priorities include:

- 1. Maintain the Borough's standing as a family-friendly premier Jersey Shore vacation destination that is popular for its Boardwalk, housing and rental options, dining and retail establishments, pedestrian-friendly streets and sidewalks, and recreational activities including watersports, fishing, amusement rides, playgrounds, and sunbathing.**
- 2. Establish and maintain a year-round economy with businesses, restaurants, attractions, and events that draw visitors and residents during the cooler off-season months in addition to the peak summer months.**
- 3. Redevelop vacant, abandoned, underutilized, substandard, and deteriorated structures and properties.**

9. Please list point-of contact(s) for negotiating processes:

Jennifer Gorini (jgorini@jgplanning.com) and Christopher Vaz (administrator@seaside-heightsnj.com)

Does the municipality have a need to schedule a meeting with the State Planning Commission and the County to discuss and negotiate any issues?

- **No**

Negotiating Agenda Borough of Seaside Heights, Ocean County

- Discuss what the Preliminary State Plan means for Seaside Heights.
- Effects of Planning Areas within Seaside Heights:
 - PA5B Environmentally Sensitive Barrier Island Planning Area
 - Smart Growth Area
 - Designated Center (renewal in progress)



Seaside Park Borough

NJ Cross-Acceptance Response Form

Submitted by: Anonymous user

Submitted time: Apr 26, 2025, 12:43:14 PM

Municipality

1528 SEASIDE PARK BORO

Email

mgiuliano1@gmail.com

Name and Professional Title

Mike Giuliano, Planning Board Chairman

Most recent adopted Master Plan and any draft elements currently being considered

Nov 26, 2008

Master Plan Reexamination Report(s)

Oct 11, 2021

Official Map pursuant to N.J.S.A. 55D-32

Mar 17, 2022

Land use map

Oct 11, 2021

Zoning Ordinance and other land development standards

Sep 17, 1987

Zoning map and schedule

Mar 17, 2022

Recreation and Open Space Inventory (ROSI)

Oct 11, 2021

Resource protection ordinances

Oct 11, 2021

1. Indicate which documents the municipality or county has by entering the dates of adoption:

Most recent adopted Master Plan and any draft elements currently being considered

Nov 26, 2008

Master Plan Reexamination Report(s)

Oct 11, 2021

Official Map pursuant to N.J.S.A. 55D-32

Oct 11, 2021

Land use map

Oct 11, 2021

Zoning Ordinance and other land development standards

Sep 17, 1987

Zoning map and schedule

Mar 17, 2022

Recreation and Open Space Inventory (ROSI)

Oct 11, 2021

2. Review the ten goals in The Preliminary State Plan and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.

ZONING HAS BEEN UPDATED TO PERMIT SINGLE-FAMILY RESIDENCES IN PREVIOUSLY ZONED MIXED/MULTIFAMILY UNITS, IN ORDER TO DECREASE DENSITY TO PROTECT NATURAL RESOURCES AND LESSEN CLIMATE CHANGE IMPACTS, AND TO PREVENT FURTHER OVERDEVELOPMENT ON THE ENVIRONMENTALLY SENSITIVE BARRIER ISLAND. SINCE SUPERSTORM SANDY, CONSTRUCTION OF NEW HOMES, INFRASTRUCTURE, AND PUBLIC RECREATIONAL AREAS HAS PROVIDED ECONOMIC GROWTH, INCREASED THE TAX BASE, AND INCREASED AND IMPROVED RECREATIONAL OPTIONS. THE BEACHES, BOARDWALK, AND PUBLIC OPEN SPACES ARE MAINTAINED REGULARLY. HANDICAP MATS HAVE BEEN ADDED TO IMPROVE BEACH ACCESSIBILITY.

3. If inconsistent how will the municipality or county become more aligned with the State goals and how will this be achieved? What is the predicted timeframe for greater consistency?

THE BOROUGH OF SEASIDE PARK IS DESIGNATED ALMOST ENTIRELY AS AN ENVIRONMENTALLY SENSITIVE BARRIER ISLAND. THERE ARE FEW VACANT AREAS REMAINING FOR DEVELOPMENT; HOWEVER, RECENTLY ACQUIRED PROPERTIES ARE BEING CONSIDERED FOR A NEW WELL LOCATION AND/OR FOR EV CHARGING STATIONS.

4. How well do the designated State Planning Areas suit the current and future development of your municipality and/or county?

THE AREAS ARE DESIGNATED APPROPRIATELY.

1. Provide a detailed discussion of any issues or recommendations to The Preliminary State Plan in order to better meet local needs.

THE AREAS ARE DESIGNATED APPROPRIATELY.

2. Provide a detailed explanation of how municipal and county plans will be modified in order to create a greater degree of consistency.

THE AREAS ARE DESIGNATED APPROPRIATELY.

3. Provide comments and recommendations regarding State agency implementation of the State Plan including any applicable agency or program, as well as, make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.

AT THIS POINT, WE DON'T RECOMMEND ANY CHANGES TO THE STATE PLAN FOR SEASIDE PARK.

4. Submit a Negotiating Agenda, which will form the basis of the negotiation sessions between the negotiating entity and the SPC. The agenda should state the issues being presented, proposed alternatives and provide direct citations of pertinent State Plan provisions wherever possible. OPA will then schedule meetings with the negotiating entity to work through the agreements and disagreements.

PDF [Questions 4 and 5.pdf](#)
34.5KB

5. Identify areas to be protected and areas where sprawl (low density auto-dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.

PDF [Questions 4 and 5.pdf](#)
34.5KB

6a. Does the municipality have an open space plan?

Yes

6b. Does the municipality have an Open space tax?

No

7. Is the municipality a member of Sustainable Jersey? If not, what are the reasons for not participating? Does the municipality have other environmental groups, such as, an Environmental Commission or a Green Team?

SEASIDE PARK DOES HAVE AN ACTIVE ENVIRONMENTAL COMMISSION.

8. Please indicate your community's three most important local and regional land use planning goals and priorities:

1-MAINTENANCE OF THE DUNE LINE ALONG THE OCEANFRONT.

2-IMPLEMENT THE NJDEP APPROVED BAYFRONT IMPROVEMENT PLAN.

3-SEASIDE PARK HAS REDUCED ALLOWABLE IMPERVIOUS COVERAGE VIA MORE RESTRICTIVE CRITERIA IN OUR DEVELOPMENT ORDINANCE.

9. Please list point-of contact(s) for negotiating processes:

John Peterson, Mayor

Martin Wilk, Council President

Mike Giuliano, Planning Board Chairman

Kendra Lelie, PP, AICP, LLA, Consultant

Does the municipality have a need to schedule a meeting with the State Planning Commission and the County to discuss and negotiate any issues?

- **No**

Will your county require a translator at the public hearings? If so, please identify language:

NO

Additional comment(s):

Notes -

1-Resolution 2025-73 authorizing participation in cross-acceptance process

2-Public hearing for cross acceptance at Planning Board Meeting April 21, 2025

3-Other adopted planning documents:

Beach Management Plan (2023), Stormwater Pollution Prevention Plan (2022), Municipal Public Access Plan (2021), Stormwater Management Plan (2005)

Question 4, Negotiating agenda:

SEASIDE PARK DOES NOT SEE ANYTHING TO NEGOTIATE AT THIS TIME.

Question 5, Identify areas to be protected:

THE BEACHFRONT AND BAYFRONT AREAS NEED TO BE PROTECTED. SINCE SUPERSTORM SANDY, THE USACE CONSTRUCTED PROTECTIVE SAND DUNES TO PRESERVE THE INFRASTRUCTURE LANDWARD OF THE DUNES. WE HAVE DEVELOPED A PLAN TO PRESERVE INFRASTRUCTURE ALONG THE BAYFRONT WHICH HAS BEEN APPROVED BY THE NJDEP PENDING APPROVAL FROM THE USACE.

Stafford Township

NJ Cross-Acceptance Response Form

Submitted by: Anonymous user

Submitted time: Mar 31, 2025, 10:11:22 AM

Municipality

1531 STAFFORD TWP

Email

rbaldwin@staffordnj.gov

Name and Professional Title

Rae Baldwin, Administrative Assistant

1. Indicate which documents the municipality or county has by entering the dates of adoption:

Most recent adopted Master Plan and any draft elements currently being considered

Jun 21, 2017

Land use map

Jul 16, 2024

Zoning Ordinance and other land development standards

Jul 16, 2024

Zoning map and schedule

Aug 5, 2008

Natural Resource Inventory

Apr 26, 2022

Recreation and Open Space Inventory (ROSI)

Jun 21, 2017

Resource protection ordinances

Aug 22, 2023

Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

Jun 9, 2021

(Additional) Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan) - Copy

May 7, 2024

2. Review the ten goals in The Preliminary State Plan and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.

Stafford and Ocean County plans align with key concepts and policy objectives outlined in the Preliminary State Development and Redevelopment Plan. Economic growth is supported through business retention, infrastructure investment, and workforce development. Housing strategies emphasize affordability, inclusivity, and sustainable development. Transportation planning prioritizes multi-modal access, public transit, and connectivity. Environmental initiatives address climate resilience, water conservation, and pollution reduction. Revitalization efforts focus on redeveloping underutilized areas while preserving natural resources. Local hazard mitigation plans incorporate the State's climate action goals. Equity considerations ensure fair access to resources, aligning municipal and county planning with statewide development strategies.

3. If inconsistent how will the municipality or county become more aligned with the State goals and how will this be achieved? What is the predicted timeframe for greater consistency?

Stafford and Ocean County plans are largely consistent with the State Development and Redevelopment Plan. However, given that the Township is built-out with limited land for new housing, adjustments may focus on innovative housing solutions, such as redevelopment, mixed-use zoning, and adaptive reuse of existing structures. Additionally, strengthening clean energy initiatives - such as expanding solar and energy-efficient building incentives - can further align with state goals. Another key area for improvement is waste flow management, where the Township can explore climate-friendly alternatives for municipal waste disposal, such as expanding recycling programs, composting initiatives, and investing in waste-to-energy technology. These updates can be incorporated into future master plan revisions, redevelopment plans, and sustainability initiatives over the next 3-5 years to ensure greater consistency with the State's vision while addressing local constraints and opportunities.

4. How well do the designated State Planning Areas suit the current and future development of your municipality and/or county?

The State Development and Redevelopment Plan provides a strong foundational framework for regional planning and generally aligns with the current and future development of Stafford Township. Its emphasis on economic growth, infrastructure investment, and environmental protection supports the Township's long-term goals. However, the plan fails to recognize funding incentives for critical infrastructure improvements, such as replacing lead and galvanized steel service lines in communities not classified as overburdened. It also overlooks waste flow solutions and potential waste-to-energy alternatives. Additionally, it lacks a strong foundation for emergency response planning and crisis management, including homelessness solutions beyond housing availability. To ensure comprehensive and equitable development, these gaps must be addressed to better serve municipalities with unique geographic and demographic challenges.

1. Provide a detailed discussion of any issues or recommendations to The Preliminary State Plan in order to better meet local needs.

The Preliminary State Plan effectively addresses key topics such as affordable housing, recreation, resiliency, economics, and transportation well. However, a more cross-disciplinary approach is needed to better reflect real-world applications. Municipal and county planning cannot exist in silos or compartmentalized subjects. Subjects such as land use, impact housing, transportation, and economic development simultaneously. For example, transit-oriented development not only enhances transportation access but also promotes mixed-use growth, economic vitality, and affordable housing opportunities.

We believe to better meet local needs, the State's Plan should emphasize holistic, multi-sector strategies that promote connectivity between these elements, fostering cohesive, adaptable communities. Collaborations with state agencies such as NJDEP, NJDOT and NJDCA, should be more prevalent to ensure comprehensive planning efforts that align with state and regional goals.

2. Provide a detailed explanation of how municipal and county plans will be modified in order to create a greater degree of consistency.

As mentioned above, a cohesive strategy is essential for addressing planning challenges rather than treating them as isolated segments. Municipal and county plans should be modified to incorporate more comprehensive planning documents that foster collaboration with various state and local agencies. For example, while the State's plan emphasizes transportation accessibility and safety, its consideration of "environmental infrastructure" is broadly defined, with no explicit mention of strategies such as stormwater management or habitat fragmentation. This leaves municipalities and counties to define these elements independently, leading to inconsistencies. To create greater alignment, future planning efforts should expand the scope of these documents to ensure a more holistic approach. Local plans will integrate economic development, affordable housing, sustainability, and infrastructure planning more effectively, ensuring all elements contribute to resilient, well-connected communities.

3. Provide comments and recommendations regarding State agency implementation of the State Plan including any applicable agency or program, as well as, make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.

The implementation process of the State Plan is well-defined and adequate, and we appreciate the opportunity to provide comments. The concept of cohesiveness should be revisited to ensure State agency plans and programs function holistically rather than in isolated segments. A key example of this is with grant program applications, where narratives must often be tailored to fit specific criteria, even when projects naturally encompass multiple planning elements. Instead of limiting programs to rigid categories, State agencies should consider a more flexible, interdisciplinary approach that allows municipalities to integrate several different elements into a single application without penalization.

5. Identify areas to be protected and areas where sprawl (low density auto-dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.

PDF [Protected Areas Combined.pdf](#)
1.6MB

6a. Does the municipality have an open space plan?

Yes

6b. Does the municipality have an Open space tax?

Yes

7. Is the municipality a member of Sustainable Jersey? If not, what are the reasons for not participating? Does the municipality have other environmental groups, such as, an Environmental Commission or a Green Team?

Yes, Stafford Township is a member of Sustainable Jersey. The Municipality has both an Environmental Commission and a Green Team as well.

8. Please indicate your community's three most important local and regional land use planning goals and priorities:

Stafford Township's three most important land use planning goals and priorities are flood mitigation, land use, and enhanced recreation, with affordable housing also being a key consideration. As a coastal community, flooding remains a top concern, requiring resilient infrastructure, stormwater management improvements, and strategic land conservation to mitigate risks. Land use planning is focused on balancing development with environmental preservation, ensuring growth aligns with ecological protections, particularly in the Pinelands and coastal wetlands. Expanding recreational opportunities, including parks, trails, and waterfront access, remains a priority to enhance quality of life and promote sustainable tourism. Additionally, the Township recognizes the need for diverse and affordable housing options to support a range of income levels while maintaining environmental and community character.

9. Please list point-of contact(s) for negotiating processes:

**Matthew von der Hayden
Township Administrator / Director of Water & Sewer Utility
260 East Bay Avenue
Manahawkin, NJ 08050
Phone: 609-597-1000 Extension 8516
Email: mvonderHayden@staffordnj.gov**

Does the municipality have a need to schedule a meeting with the State Planning Commission and the County to discuss and negotiate any issues?

- **Yes**

Additional comment(s):

No translator will be needed. The meeting would discuss the Municipal Self-Assessment and other subjects of concern.

Stafford Township contains environmentally sensitive areas that should be prioritized for protection, as well as regions where sprawl has occurred and should be limited to prevent further impacts. The New Jersey Pinelands, located throughout the Township—predominantly south of Route 72 and north of the Garden State Parkway—serve as a critical ecological resource, providing habitat for diverse wildlife, protecting groundwater recharge areas, and maintaining the region’s unique biodiversity. Coastal and inland wetlands, located both north and south of Route 72 and east of the Parkway, also require preservation due to their role in flood mitigation, water filtration, and storm surge protection. These vulnerable areas are at increased risk from flooding, sea-level rise, and stormwater runoff, requiring strategic land-use policies to prevent further degradation. Efforts such as enhanced zoning regulations, land acquisition for conservation, wetland restoration, and green infrastructure implementation can help mitigate impacts while ensuring sustainable development. Meanwhile, areas where low-density, auto-dependent sprawl has occurred should be restricted from further expansion by promoting infill development, mixed-use zoning, and smart growth principles that support walkability, connectivity, and reduced environmental footprint.

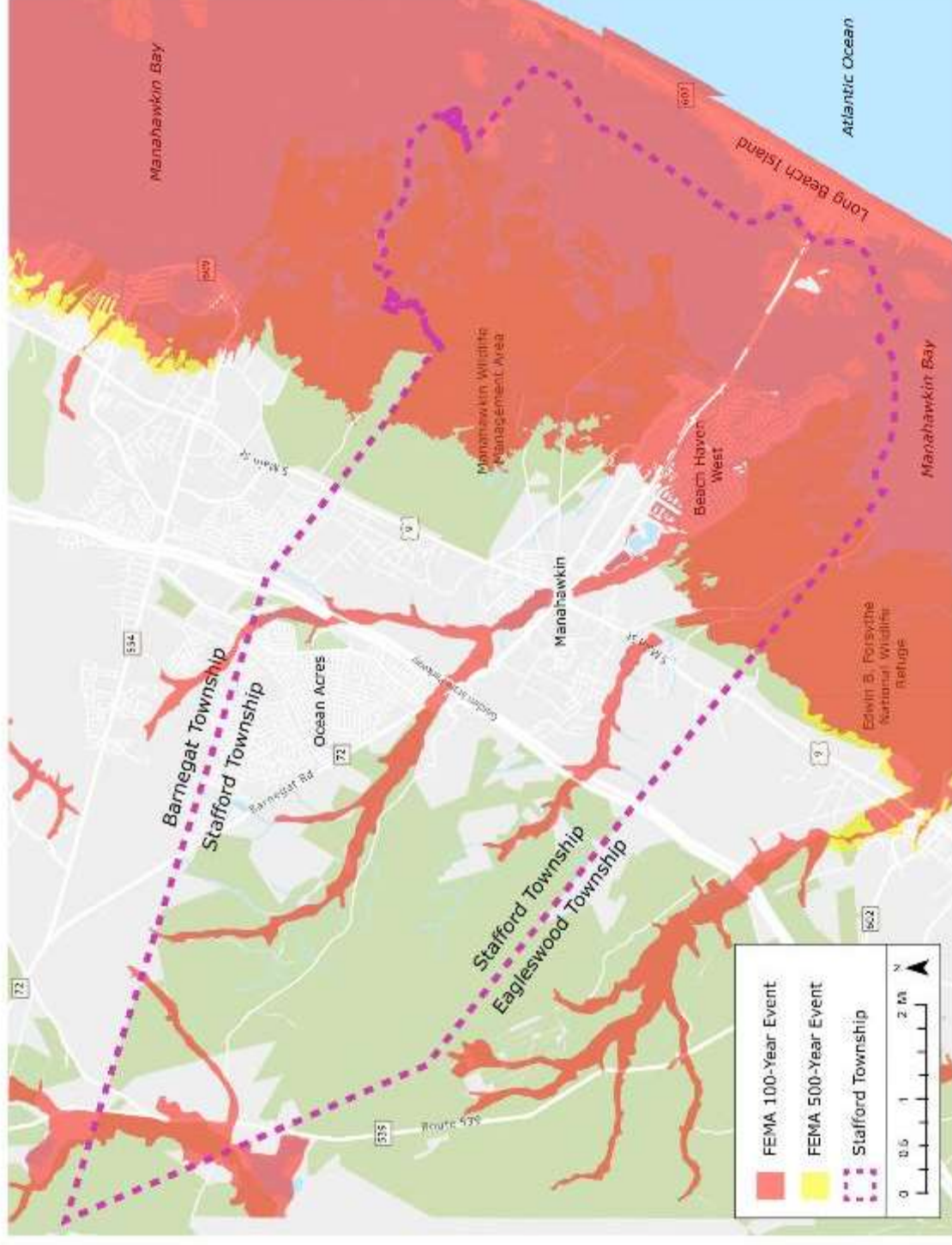


Figure 5: FEMA Flood Map Depicting the 100-year (1-percent-annual-chance) SFHA in Stafford

Toms River Township

A.2 Cross-Acceptance Response Template

Section 1: Consistency with The Preliminary State Plan

If a municipality or regional entity obtained Plan Endorsement that has not expired, this section does not need to be completed.

1. Indicate which documents the municipality or county has and the dates of adoption:
 - ☐ Most recent adopted Master Plan and any draft elements currently being considered
 - ☐ Master Plan Reexamination Report(s)
 - ☐ Official Map pursuant to N.J.S.A. 55D-32
 - ☐ Land use map
 - ☐ Zoning Ordinance and other land development standards
 - ☐ Zoning map and schedule
 - ☐ Natural Resource Inventory
 - ☐ Recreation and Open Space Inventory (ROSI)
 - ☐ Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL)
 - ☐ Resource protection ordinances
 - ☐ Farmland Preservation/Agricultural Retention Plan
 - ☐ Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

2. Review the ten goals in The Preliminary State Plan and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.

3. If inconsistent how will the municipality or county become more aligned with the State goals and how will this be achieved? What is the predicted timeframe for greater consistency?

4. How well do the designated State Planning Areas suit the current and future development of your municipality and/or county?

Section 2: Agreements and Disagreements with The Preliminary State Plan

1. Provide a detailed discussion of any issues or recommendations to The Preliminary State Plan in order to better meet local needs.

2. Provide a detailed explanation of how municipal and county plans will be modified in order to create a greater degree of consistency.

3. Provide comments and recommendations regarding State agency implementation of the State Plan including any applicable agency or program, as well as, make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.

4. Submit a Negotiating Agenda, which will form the basis of the negotiation sessions between the negotiating entity and the SPC. The agenda should state the issues being presented, proposed alternatives and provide direct citations of pertinent State Plan provisions wherever possible. OPA will then schedule meetings with the negotiating entity to work through the agreements and disagreements.

5. Identify areas to be protected and areas where sprawl (low density auto-dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.

6. Does the municipality and/or county have an open space plan? Open space tax?

7. Is the municipality a member of Sustainable Jersey? If not, what are the reasons for not participating? Does the municipality have other environmental groups, such as, an Environmental Commission or a Green Team?

8. Please indicate your community's three most important local and regional land use planning goals and priorities:

9. Please list the Negotiating Committee members:

10. Will your county require a translator at the public hearings? If so, please identify language:

11. Additional comment(s):

**THE NEW JERSEY STATE
DEVELOPMENT & REDEVELOPMENT PLAN:
NEGOTIATING AGENDA**

**COUNTY OF OCEAN
NEGOTIATING ENTITY:
OCEAN COUNTY DEPARTMENT OF PLANNING**

Point of Contact:
Tim Gleason
732-929-2054
tgleason@co.ocean.nj.us

Public Participation Results

- The Ocean County Planning Department sent out its first notification letter to all municipalities in the County on January 8, 2025. 23 out of our 33 municipalities acknowledged that they received the letter and would discuss internally.
- At the beginning of cross-acceptance, 18 municipalities decided to take part in the process. 15 of those adopted a resolution of participation.

	Acknowledged	Resolution	Submitted CART
Barnegat Township	Yes	Yes	Yes
Beach Haven Borough	Yes	Yes	Yes
Beachwood Borough	Yes	Yes	Yes
Berkeley Township	Yes	Yes	Yes
Brick Township	Yes	No	Yes
Eagleswood Township	Yes	Yes	Yes
Island Heights Borough	Yes	Yes	Yes
Lacey Township	Yes	No	Yes
Lakewood Township	Yes	Yes	Yes
Little Egg Harbor Township	Yes	Yes	Yes
Manchester Township	Yes	Yes	Yes
Ocean Township	Yes	Yes	Yes
Pine Beach Borough	Yes	Yes	Yes
Point Pleasant Beach Borough	Yes	Yes	No
Seaside Heights Borough	Yes	Yes	Yes
Seaside Park Borough	Yes	Yes	Yes
Stafford Township	Yes	Yes	Yes
Toms River Township	Yes	No	Yes
Tuckerton	Yes	No	No

- A countywide public information meeting was held on March 13, 2025 at the Ocean County Library Complex in Toms River with the State Office of Planning Advocacy. About 25 people attended the meeting.
- No other meetings or hearings were held with the municipalities. Individual correspondence was held daily.
- 17 municipalities submitted a CART. The Ocean County Planning Department will not be reviewing municipalities that did not submit or participate.
- The municipalities that submitted a CART are listed below with major comments they listed.

Barnegat

- List designated centers – identify areas where growth should be encouraged
- Barnegat Twp. and 5 other municipalities in the County have current petitions for plan endorsement with the OPA/SPC and are still left open after several years.
- Improving coordination and integration between state agencies (Page 19)

- Requests a meeting in regards to Plan Endorsement

Beachwood

- Would like a meeting with OPA to discuss plan endorsement
- Revitalization and Recentering Goal for underutilized developed areas (Page 35-39)
 - Route 9 and Route 166 corridors have many underutilized properties. These corridors should be designated a center or node to promote revitalization.

Beach Haven

- Enhanced flood management strategies – incorporate funding for coastal resilience (Coastal resilience is not exactly mentioned in the Hazard Mitigation section; Funding and Strategies should be discussed especially if the NJ REAL law goes into effect)
- Business and tourism support programs
- Stormwater management improvements specifically for barrier islands (Page 76 does not mention stormwater for the planning area barrier islands are designated)
- Overall better communication and coordination between state agencies (Page 19) - Centralized platform where agencies can share data, reports, progress, and promote funding opportunities

Berkeley

- Improve coordination between government agencies, specifically the OPA and State Planning Commission (Page 19)
- State Planning Area Designations as a large percentage of the township is designated environmentally sensitive causing development to concentrate in certain areas
- Revitalization and Recentering Goal for underutilized small lot highway strip uses such as auto repair shops and fast food restaurants along the Route 166/Route 9 corridor (Page 35-39)

Brick

- Open Space Preservation (Historic and Scenic Resources Goal Page 52)
- Revitalization (Revitalization and Recentering Goal for underutilized developed areas (Page 35-39))

Eagleswood

- No comments

Island Heights

- Open Space Preservation

Lacey

- Increase municipal input in statewide planning decisions (Affordable housing, revitalization)
- Incorporate coastal resiliency measures
- Incentives and funding for local redevelopment, infrastructure, and preservation

Lakewood

- SDRP should be updated to list designated centers – identify areas where growth should be encouraged
- Improving coordination and integration between state agencies (Page 19)

Little Egg Harbor

- Planning area designations – areas zoned for high density development, but have a planning area that is environmentally constrained. A surplus of environmentally sensitive areas could slow down the growth of the municipality, especially if these areas have been deemed as redevelopment areas. (Route 539 corridor east of the GSP is designated PA4 Rural when this is an area the town has zoned General Business)
- Improve coordination between government agency at all levels (Page 19)
- Lack of mass transit (Page 30-31 – talks about transit in higher development areas, but what about towns that may not be consider high density)

Manchester

- Designation of town centers along the Route 70 and Route 37 corridors – Planning area changes to make PA2 areas consistent with the proposed centers and the adopted SSA (Plan does not talk about SSA in specific planning areas)
- Funding to implement goals and priorities outline in the SDRP (Page 82; How is the State going to help implement the SDRP goals and objectives?)

Ocean

- Improving coordination and integration between state agencies (Page 19)
- List designated centers – identify areas where growth should be encouraged
- Petition for plan endorsement was filed in 2019 and has not been processed

Pine Beach

- Coastal Resilience

Borough of Seaside

- Designating centers in coastal areas
- NJ REAL rules being overly burdensome, costly, and impractical – Build coastal resiliency while remaining desirable and affordable

Seaside Park

- Beachfront and Bayfront Resilience (SDRP does not specifically talk about coastal resiliency for municipalities along the coast)

Stafford

- Would like a meeting with OPA to discuss municipal self-assessment and plan endorsement
- Funding incentives for critical infrastructure improvements

- Waste management & waste-to-energy alternatives (Page 49)
- Emergency response planning and crisis management
- Homelessness (This issue is found throughout the state and it is not discussed in the SDRP)
- Cross-disciplinary approach for topics such as land use, impact housing, transportation, and economic development all done simultaneously
- Connectivity between elements along with state agencies such as NJDEP, NJDOT, and NJDCA.

Toms River

- Clarify the rules regarding Coastal Center and if they are in perpetuity or dependent on Plan Endorsement
- Traffic Improvements – Route 9 improvements and allowing truck traffic south of exit 105 on the GSP as this effects economic development
- Coastal resiliency (Coastal resilience is not exactly mentioned in the Hazard Mitigation section; Funding and Strategies should be discusses especially if the NJ REAL law goes into effect)