



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County: ATLANTIC COUNTY	Item No. 18	
Source: Municipal Report	Approved by OSG Director:	
NE #	Preliminary Staff Recommendation: Agree Conditional / Mod	

Quads Affected:

OSG Quad Number 158, OCEANVILLE NJ

Proposed Change:

Planning Area From: PA1 To: PA5

Acres:

County/NE Reason For Proposed Change:

None provided.

What is it in Current State Plan:

PA1

What is it in Preliminary State Plan:

PA1

Municipalities Affected:

Absecon City;

Data Source:

Staff Response:

A portion of the area is already developed. The section that is not developed should be changed to a PA5.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	ATLANTIC COUNTY	Item No.	20
Source:	Municipal Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agree Conditional / Mod

Quads Affected:

OSG Quad Number 158, OCEANVILLE NJ
OSG Quad Number 159, BRIGANTINE INLET NJ

Proposed Change:

Planning Area From: PA5 To: PA1

Acres:**County/NE Reason For Proposed Change:**

West Atlantic City is P.A. I, CAFRA permit approved, no longer barrier island corridor. City is willing to designate areas in question as environmentally sensitive, except for the Gateway site, which should be PA-1 (per agreement in 2000)

What is it in Current State Plan:

PA5

What is it in Preliminary State Plan:

PA5 (PA1 for West Atlantic City in Egg Harbor Twp)

Municipalities Affected:

Egg Harbor Twp; Pleasantville City;

Data Source:**Staff Response:**

That change was not accepted in the last round of Cross-acceptance. Records indicate that the PA change was to be considered under Center Designation- which did not reach completion. However the requested change has been noted in the present round of Cross-acceptance can be addressed when the State Planning Commisison makes their final determination.

The 'Gateway' mapping was clearly noted as accepted by the Commission during the last Cross-acceptance, but had to wait until the uplands had been mapped- thus it will appear in the mapping of the present plan as soon as we confirm with all parties that the mapping we now have is correct.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	ATLANTIC COUNTY	Item No.	26
Source:	Municipal Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agree Conditional / Mod

Quads Affected:

OSG Quad Number 158,

Proposed Change:

Planning Area

From: PA5

To: PA2

Acres:**County/NE Reason For Proposed Change:**

All areas in question not along Route 9 should be designated as per the surrounding lands.

What is it in Current State Plan:

PA5

What is it in Preliminary State Plan:

PA5

Municipalities Affected:

Galloway Twp;

Data Source:**Staff Response:**

The areas contains significant wetlands, but a portion is already developed and would be acceptable to attach to the adjoining PA2.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	ATLANTIC COUNTY	Item No.	35
Source:	Municipal Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agree Conditional / Mod

Quads Affected:

OSG Quad Number 167, OCEAN CITY NJ

Proposed Change:

Planning Area From: PA5 To: PA1

Acres:**County/NE Reason For Proposed Change:**

None provided.

What is it in Current State Plan:

PA5

What is it in Preliminary State Plan:

PA5

Municipalities Affected:

Linwood City;

Data Source:**Staff Response:**

OSG Number 35 is comprised of many small polygons. Most of them are adjacent to PA2 planning areas, but there are significant wetland issues. Where appropriate adjustments will be made, but the lionshare of this request is inappropriate and will not be made.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	ATLANTIC COUNTY	Item No.	39
Source:	Municipal Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agree Conditional / Mod

Quads Affected:

OSG Quad Number 168, ATLANTIC CITY NJ

Proposed Change:

Planning Area

From: PA5

To: PA1

Acres:**County/NE Reason For Proposed Change:**

Change to PA 1 at corner of Little Rock and Wellington Ave.

What is it in Current State Plan:

PA5

What is it in Preliminary State Plan:

PA5

Municipalities Affected:

Ventnor City;

Data Source:**Staff Response:**

This already developed area will be changed to PA1 as well as the development just off the requested cite. CES will be added where appropriate.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County: ATLANTIC COUNTY	Item No. 75
Source: Municipal Report	Approved by OSG Director:
NE #	Preliminary Staff Recommendation: Agree Conditional / Mod

Quads Affected:

OSG Quad Number 158, OCEANVILLE NJ

Proposed Change:

<i>Center Modification</i>	Modify	
	From:	To:
<i>CES</i>	Delete	

Acres:**County/NE Reason For Proposed Change:**

None provided.

What is it in Current State Plan:

PA1 with CES

What is it in Preliminary State Plan:

PA1 with CES

Municipalities Affected:

Absecon City;

Data Source:**Staff Response:**

The area is shown as wetlands. If the county can provide evidence and confirmation that this area is not wetlands, OSG will consider deleting the CES.

OSG does CONDITIONALLY AGREE to trim the WETLANDS from the Jug Handle.



New Jersey State Planning Commission

Negotiations Worksheet

Map Amendments

County:	ATLANTIC COUNTY	Item No.	13
Source:	Municipal Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 157, PLEASANTVILLE NJ

OSG Quad Number 158, OCEANVILLE NJ

Proposed Change:

Planning Area

From: PA1

To: Park

Acres:**County/NE Reason For Proposed Change:**

[WITHDRAWN] Pitney Field area already marked off on map should all be changed to Parks & Natural Area. Area to the north of Pitney Field to also should be changed to Parks 7 Natural Area. The area north of Pitney Field is to remain Parks & Natural Area for future use as a community recreation area, to include basketball courts, swimming pools, etc.

What is it in Current State Plan:

PA1

What is it in Preliminary State Plan:

PA1

Municipalities Affected:

Absecon City;

Data Source:**Staff Response:**

The town has withdrawn areas to the north from the proposed change to Parks. See OSG #47 for actual proposed change.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	ATLANTIC COUNTY	Item No.	15
Source:	Municipal Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 157,

Proposed Change:

Planning Area

From: Park

To: PA1

Acres:**County/NE Reason For Proposed Change:**

Area Between New Jersey Ave and Route 30 is no longer Parks & Natural Area, has been sold for development (PA1).

What is it in Current State Plan:

PA1

What is it in Preliminary State Plan:

PA1

Municipalities Affected:

Absecon City;

Data Source:**Staff Response:**

This area is already PA1.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County: ATLANTIC COUNTY	Item No. 16	
Source: Municipal Report	Approved by OSG Director:	
NE #	Preliminary Staff Recommendation: Agreement	

Quads Affected:

OSG Quad Number 157,

Proposed Change:

Planning Area

From: Park

To: PA1

Acres:

County/NE Reason For Proposed Change:

Old school area, along Church St, has been sold for redevelopment and should be changed to PA 1

What is it in Current State Plan:

PA1

What is it in Preliminary State Plan:

PA1

Municipalities Affected:

Absecon City;

Data Source:

Staff Response:

This area is already PA1.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County: ATLANTIC COUNTY	Item No. 42
Source: Municipal Report	Approved by OSG Director:
NE #	Preliminary Staff Recommendation: Agreement

Quads Affected:

OSG Quad Number 168, ATLANTIC CITY NJ

Proposed Change:

Planning Area From: PA1 To: Park

Acres:**County/NE Reason For Proposed Change:**

Correctly assign Environmentally Sensitive and Parks & Natural Areas to the beachfront area in accordance with attached map.

What is it in Current State Plan:

PA1

What is it in Preliminary State Plan:

PA1

Municipalities Affected:

Ventnor City;

Data Source:**Staff Response:**

The updated open space file indicates this is a park



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	ATLANTIC COUNTY	Item No.	43
Source:	Municipal Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 168, ATLANTIC CITY NJ

Proposed Change:

Planning Area

From: PA1

To: Park

Acres:**County/NE Reason For Proposed Change:**

Correctly assign Environmentally Sensitive and Parks & Natural Areas to the beachfront area in accordance with attached map.

What is it in Current State Plan:

PA1

What is it in Preliminary State Plan:

PA1

Municipalities Affected:

Ventnor City;

Data Source:**Staff Response:**

The updated open space file indicates this is a park



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County: ATLANTIC COUNTY	Item No. 47
Source: Municipal Report	Approved by OSG Director:
NE #	Preliminary Staff Recommendation: Agreement

Quads Affected:

OSG Quad Number 157, PLEASANTVILLE NJ

OSG Quad Number 158, OCEANVILLE NJ

Proposed Change:

Planning Area

From: PA1

To: Park

Acres:**County/NE Reason For Proposed Change:**

City Planning Board requested to change Parks & Natural Area designation around Pitney Field to current configuration. (NOTE: This is a revision of OSG Item #13, reducing amount of park land)

What is it in Current State Plan:

PA1

What is it in Preliminary State Plan:

PA1

Municipalities Affected:

Absecon City;

Data Source:**Staff Response:**

The updated open space file indicates this is a park



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County: ATLANTIC COUNTY	Item No. 51
Source: Municipal Report	Approved by OSG Director:
NE #	Preliminary Staff Recommendation: Agreement

Quads Affected:

OSG Quad Number 167, OCEAN CITY NJ
OSG Quad Number 168, ATLANTIC CITY NJ

Proposed Change:

Planning Area From: PA1 To: Park

Acres:**County/NE Reason For Proposed Change:**

None provided.

What is it in Current State Plan:

PA1 with CES; PA1

What is it in Preliminary State Plan:

PA1 with CES; PA1

Municipalities Affected:

Margate City;

Data Source:**Staff Response:**

The updated open space file indicates these polygons are parks.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County: ATLANTIC COUNTY	Item No. 3	
Source: Municipal Report	Approved by OSG Director:	
NE #	Preliminary Staff Recommendation:	Defer to Plan Endorsement

Quads Affected:

OSG Quad Number 146, NEW GRETN NJ

Proposed Change:

Planning Area From: PA5 To: PA2

Acres:**County/NE Reason For Proposed Change:**

- Twp wishes to have developer friendly designations along Route 9.
- All areas in question not along Route 9 should be designated as per the surrounding lands.
- CAFRA Center designation may be an issue.

What is it in Current State Plan:

Environmentally Sensitive

What is it in Preliminary State Plan:

Environmentally Sensitive

Municipalities Affected:

Galloway Twp;

Data Source:**Staff Response:**

Based on mapping criteria, the area is too small for a planning area change. The township worked with the State Planning Commission to designate centers in 2001. The township can come in for Plan Endorsement if it wishes to designate or extend centers.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County: ATLANTIC COUNTY	Item No. 4	
Source: Municipal Report	Approved by OSG Director:	
NE #	Preliminary Staff Recommendation:	Defer to Plan Endorsement

Quads Affected:

OSG Quad Number 146,

Proposed Change:

Planning Area From: PA5 To: PA2

Acres:**County/NE Reason For Proposed Change:**

- Twp wishes to have developer friendly designations along Route 9.
- All areas in question not along Route 9 should be designated as per the surrounding lands.
- CAFRA Center designation may be an issue.

What is it in Current State Plan:

Environmentally Sensitive

What is it in Preliminary State Plan:

Environmentally Sensitive

Municipalities Affected:

Galloway Twp;

Data Source:**Staff Response:**

Based on mapping criteria, the area is too small for a planning area change. The township worked with the State Planning Commission to designate centers in 2001. The township can come in for Plan Endorsement if it wishes to designate or extend centers.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County: ATLANTIC COUNTY	Item No. 5
Source: Municipal Report	Approved by OSG Director:
NE #	Preliminary Staff Recommendation: Defer to Plan Endorsement

Quads Affected:

OSG Quad Number 146,

Proposed Change:

Planning Area From: PA5 To: PA2

Acres:**County/NE Reason For Proposed Change:**

- Twp wishes to have developer friendly designations along Route 9.
- All areas in question not along Route 9 should be designated as per the surrounding lands.
- CAFRA Center designation may be an issue.

What is it in Current State Plan:

Environmentally Sensitive

What is it in Preliminary State Plan:

Environmentally Sensitive

Municipalities Affected:

Galloway Twp;

Data Source:**Staff Response:**

Based on mapping criteria, the area is too small for a planning area change. The township worked with the State Planning Commission to designate centers in 2001. The township can come in for Plan Endorsement if it wishes to designate or extend centers.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County: ATLANTIC COUNTY	Item No. 6	
Source: Municipal Report	Approved by OSG Director:	
NE #	Preliminary Staff Recommendation:	Defer to Plan Endorsement

Quads Affected:

OSG Quad Number 146,

Proposed Change:

Planning Area From: PA5 To: PA2

Acres:**County/NE Reason For Proposed Change:**

- Twp wishes to have developer friendly designations along Route 9.
- All areas in question not along Route 9 should be designated as per the surrounding lands.
- CAFRA Center designation may be an issue.

What is it in Current State Plan:

Environmentally Sensitive

What is it in Preliminary State Plan:

Environmentally Sensitive

Municipalities Affected:

Galloway Twp;

Data Source:**Staff Response:**

Based on mapping criteria, the area is too small for a planning area change. The township worked with the State Planning Commission to designate centers in 2001. The township can come in for Plan Endorsement if it wishes to designate or extend centers.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County: ATLANTIC COUNTY	Item No. 7	
Source: Municipal Report	Approved by OSG Director:	
NE #	Preliminary Staff Recommendation:	Defer to Plan Endorsement

Quads Affected:

OSG Quad Number 156, MAYS LANDING NJ

Proposed Change:

Planning Area From: PA5 To: Other

Acres:**County/NE Reason For Proposed Change:**

Two locations in Mays Landing along Route 40 that are already developed be changed from Sewer Service Area in Environmentally Sensitive Planning Area, to Regional Growth Area to match the rest of the area.

Policy Issues:

Basic countywide concerns: school funding, infrastructure, roads, utilities, etc.

What is it in Current State Plan:

Environmentally Sensitive

What is it in Preliminary State Plan:

Environmentally Sensitive

Municipalities Affected:

Hamilton Twp (Atl);

Data Source:**Staff Response:**

Part of the municipality is in the Pinelands. Changes of Pineland designations are the jurisdiction of the Pinelands Commission, consequently the State Planning Commission cannot make that determination. Plan Endorsement is the appropriate process to consider center designation.

Until Plan Endorsement, the area should remain PA5.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County: ATLANTIC COUNTY	Item No. 8	
Source: Municipal Report	Approved by OSG Director:	
NE #	Preliminary Staff Recommendation:	Defer to Plan Endorsement

Quads Affected:

OSG Quad Number 156,

Proposed Change:

Planning Area From: PA5 To: Other

Acres:**County/NE Reason For Proposed Change:**

Two locations in Mays Landing along Route 40 that are already developed be changed from Sewer Service Area in Environmentally Sensitive Planning Area, to Regional Growth Area to match the rest of the area.

Policy Issues:

Basic countywide concerns: school funding, infrastructure, roads, utilities, etc.

What is it in Current State Plan:

Environmentally Sensitive

What is it in Preliminary State Plan:

Environmentally Sensitive

Municipalities Affected:

Hamilton Twp (Atl);

Data Source:**Staff Response:**

Part of the municipality is in the Pinelands. Changes of Pineland designations are the jurisdiction of the Pinelands Commission, consequently the State Planning Commission cannot make that determination. Plan Endorsement is the appropriate process to consider center designation.

Until Plan Endorsement, the area should remain PA5.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County: ATLANTIC COUNTY	Item No. 9	
Source: Municipal Report	Approved by OSG Director:	
NE #	Preliminary Staff Recommendation:	Defer to Plan Endorsement

Quads Affected:

OSG Quad Number 156,

Proposed Change:

Planning Area From: PA5 To: PA1

Acres:**County/NE Reason For Proposed Change:**

Basic countywide concerns: school funding, infrastructure, roads, utilities, etc.

Public Water and sewer is available in the Belcoville Section and the area has been predominantly developed.

The Pinelands Commission has designated the West side of Route 50 as Pinelands Village Commercial, which is separated from the Belcoville Section only by State Route 50.

What is it in Current State Plan:

Environmentally Sensitive

What is it in Preliminary State Plan:

Environmentally Sensitive

Municipalities Affected:

Weymouth Twp;

Data Source:**Staff Response:**

Part of the municipality is in the Pinelands. Changes of Pineland designations are the jurisdiction of the Pinelands Commission, consequently the State Planning Commission cannot make that determination. Plan Endorsement is the appropriate process to consider center designation.

Until Plan Endorsement, the area should remain PA5.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County: ATLANTIC COUNTY	Item No. 10	
Source: Municipal Report	Approved by OSG Director:	
NE #	Preliminary Staff Recommendation:	Defer to Plan Endorsement

Quads Affected:

OSG Quad Number 156,

Proposed Change:

Planning Area From: PA5 To: PA1

Acres:**County/NE Reason For Proposed Change:**

Basic countywide concerns: school funding, infrastructure, roads, utilities, etc.

The lots on the north side of Lowell Street have been developed and the lots along West Riverside Drive have been developed.

What is it in Current State Plan:

Environmentally Sensitive

What is it in Preliminary State Plan:

Environmentally Sensitive

Municipalities Affected:

Weymouth Twp;

Data Source:**Staff Response:**

Part of the municipality is in the Pinelands. Changes of Pineland designations are the jurisdiction of the Pinelands Commission, consequently the State Planning Commission cannot make that determination. Plan Endorsement is the appropriate process to consider center designation.

Until Plan Endorsement, the area should remain PA5.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County: ATLANTIC COUNTY	Item No. 11	
Source: Municipal Report	Approved by OSG Director:	
NE #	Preliminary Staff Recommendation:	Defer to Plan Endorsement

Quads Affected:

OSG Quad Number 156,

Proposed Change:

Planning Area From: PA5 To: PA1

Acres:**County/NE Reason For Proposed Change:**

Basic countywide concerns: school funding, infrastructure, roads, utilities, etc.

Public Water and sewer is available in the Belcoville Section and the area has been predominantly developed.

The Pinelands Commission has designated the West side of Route 50 as Pinelands Village Commercial, which is separated from the Belcoville Section only by State Route 50.

What is it in Current State Plan:

Environmentally Sensitive

What is it in Preliminary State Plan:

Environmentally Sensitive

Municipalities Affected:

Weymouth Twp;

Data Source:**Staff Response:**

Part of the municipality is in the Pinelands. Changes of Pineland designations are the jurisdiction of the Pinelands Commission, consequently the State Planning Commission cannot make that determination. Plan Endorsement is the appropriate process to consider center designation.

Until Plan Endorsement, the area should remain PA5.



New Jersey State Planning Commission

Negotiations Worksheet

Map Amendments

County:	ATLANTIC COUNTY	Item No.	12
Source:	Municipal Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Defer to Plan Endorsement

Quads Affected:

OSG Quad Number 156,

Proposed Change:

Planning Area

From: PA5

To: PA1

Acres:**County/NE Reason For Proposed Change:**

Basic countywide concerns: school funding, infrastructure, roads, utilities, etc.

The Planning Area 5 designation could remain for Block 120 (with the exception of Lots 1.05, 1.06 & 1.07 which are at the terminus of West Riverside Drive), Block 121 and Block 119, Lot 102.

What is it in Current State Plan:

Environmentally Sensitive

What is it in Preliminary State Plan:

Environmentally Sensitive

Municipalities Affected:

Weymouth Twp;

Data Source:**Staff Response:**

Part of the municipality is in the Pinelands. Changes of Pineland designations are the jurisdiction of the Pinelands Commission, consequently the State Planning Commission cannot make that determination. Plan Endorsement is the appropriate process to consider center designation.

Until Plan Endorsement, the area should remain PA5.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County: ATLANTIC COUNTY	Item No. 28	
Source: Municipal Report	Approved by OSG Director:	
NE #	Preliminary Staff Recommendation:	Defer to Plan Endorsement

Quads Affected:

OSG Quad Number 158, OCEANVILLE NJ
OSG Quad Number 159, BRIGANTINE INLET NJ

Proposed Change:

Planning Area From: PA5B To: PA1

Acres:**County/NE Reason For Proposed Change:****Map Change Request:**

-While the CAFRA Coastal Center designation does not expire for Brigantine the city would still prefer a designation similar to the other barrier islands in the county.

Policy Issues:

- Inconsistency of Brigantine's designation with that of other barrier islands in Atlantic County.
- Complete disregard of the Center Petition process that we participated in during previous Cross Acceptance.
- Complete disregard of the Coastal Town designation by the New Jersey Dept of Environmental Protection.

--At the Staff to Staff meeting, the county indicated that the area was already developed.

What is it in Current State Plan:

PA5B

What is it in Preliminary State Plan:

PA5B

Municipalities Affected:

Brigantine City;

Data Source:**Staff Response:**

Center designation is considered during Plan Endorsement not during Cross-acceptance. The township should seek Plan Endorsement.



New Jersey State Planning Commission

Negotiations Worksheet

Map Amendments

County:	ATLANTIC COUNTY	Item No.	29
Source:	Municipal Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Defer to Plan Endorseme

Quads Affected:

OSG Quad Number 165, TUCKAHOE NJ

OSG Quad Number 166, MARMORA NJ

Proposed Change:

<i>Center Modification</i>	Add	Designated
	From: None/No Center	To: Other

Acres:**County/NE Reason For Proposed Change:****Map Change Request:**

-The existing Coastal Center needs to be made permanent, in addition Corbin City is requesting an extension of permanent Coastal Center from its current boundary at Carl Road and Route 50 north to the City boundary on the east side of Route 50 only. Further it is requested that the eastern boundary of the extension be 1500 ft. from route 50

Policy Issues:

- The State owns 86% of Corbin City's land mass, payments in lieu of taxes does not provide significant relief.
- Growth rate is a concern, with school aid capped at 2000 level taxes must be raised to pay expanded education cost
- The tax rate increase is excessive in Corbin City because a 1 cent per \$100.00 assessment only raises \$2,500.00. For this reason the tax rate has tripled in the last 5 years.
- CAFRA regulations, after February 2005 regulations will be set back to 3% impervious coverage is a major problem.
- Extend the 50% Coastal Centers coverage rule for all of CAFRA effected municipalities until a final solution can be made at a later time.
- Make the 50% coverage permanent or some other form relief for development because of Corbin City's unusual situation.

What is it in Current State Plan:

PA4, 5 & Park

What is it in Preliminary State Plan:

PA4, 5 & Park

Municipalities Affected:

Corbin City;

Data Source:**Staff Response:**

Center designation is considered during Plan Endorsement not during Cross-acceptance. The township should seek Plan Endorsement.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County: ATLANTIC COUNTY	Item No. 49	
Source: Municipal Report	Approved by OSG Director:	
NE #	Preliminary Staff Recommendation:	Defer to Plan Endorsement

Quads Affected:

OSG Quad Number 156, MAYS LANDING NJ

Proposed Change:

<i>Center Modification</i>	Add	Designated
	From: None/No Center	To: Other

Acres:**County/NE Reason For Proposed Change:**

Ocean Heights Ave is the Pinelands/CAFRA border. Areas on the CAFRA side of border are forced to deal with more difficult restrictions compared to the Pinelands side which is a designated growth area. The CAFRA sides of the intersections of Ocean Heights & Zion and Ocean Heights & English Creek should be granted a Coastal Center designation. Since there is a great deal of growth in the Pinelands portion of Egg Harbor Township major intersections such as these should be able to meet demands of the designated growth area.

What is it in Current State Plan:

PA4

What is it in Preliminary State Plan:

PA4

Municipalities Affected:

Egg Harbor Twp;

Data Source:**Staff Response:**

Proposals for center designation are considered during Plan Endorsement not during Cross-acceptance.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County: ATLANTIC COUNTY	Item No. 50
Source: Municipal Report	Approved by OSG Director:
NE #	Preliminary Staff Recommendation: Defer to Plan Endorsement

Quads Affected:

OSG Quad Number 167, OCEAN CITY NJ

Proposed Change:

<i>Center Modification</i>	Add	Designated
	From: None/No Center	To: Other

Acres:**County/NE Reason For Proposed Change:**

Ocean Heights Ave is the Pinelands/CAFRA border. Areas on the CAFRA side of boarder are forced to deal with more difficult restrictions compared to the Pinelands side which is a designated growth area. The CAFRA sides of the intersections of Ocean Heights & Zion and Ocean Heights & English Creek should be granted a Coastal Center designation. Since there is a great deal of growth in the Pinelands portion of Egg Harbor Township major intersections such as these should be able to meet demands of the designated growth area.

What is it in Current State Plan:

PA2

What is it in Preliminary State Plan:

PA2

Municipalities Affected:

Egg Harbor Twp;

Data Source:**Staff Response:**

Proposals for center designation are considered during Plan Endorsement not during Cross-acceptance.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County: ATLANTIC COUNTY	Item No. 52	
Source: Municipal Report	Approved by OSG Director:	
NE #	Preliminary Staff Recommendation:	Defer to Plan Endorseme

Quads Affected:

OSG Quad Number 142, BUENA NJ

Proposed Change:

Planning Area

From: Other

To: Other

Acres:**County/NE Reason For Proposed Change:**

Change of Pinelands Town boundary

What is it in Current State Plan:

Agricultural Production Area

What is it in Preliminary State Plan:

Agricultural Production Area, and a small Parks area

Municipalities Affected:

Buena Boro;

Data Source:**Staff Response:**

Part of the municipality is in the Pinelands. Changes of Pineland designations are the jurisdiction of the Pinelands Commission, consequently the State Planning Commission cannot make that determination. Plan Endorsement is the appropriate process to consider center designation.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County: ATLANTIC COUNTY	Item No. 1
Source: Municipal Report	Approved by OSG Director:
NE #	Preliminary Staff Recommendation: Disagreement

Quads Affected:

OSG Quad Number 131, ATSION NJ

Proposed Change:

Planning Area From: Other To: Other

Acres:**County/NE Reason For Proposed Change:**

Projected numbers for population growth and employment figures. These numbers will effect the township's COAH requirements. The township would like to better research these numbers to more accurately reflect growth in the township. Change from Pinelands Village to Agricultural Production Area.

What is it in Current State Plan:

Pinelands Village

What is it in Preliminary State Plan:

Pinelands Village

Municipalities Affected:

Mullica Twp;

Data Source:

population growth and employment figures

Staff Response:

Changes of Pineland designations are the jurisdiction of the Pinelands Commission, consequently the State Planning Commission cannot make that determination.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County: ATLANTIC COUNTY	Item No. 14
Source: Municipal Report	Approved by OSG Director:
NE #	Preliminary Staff Recommendation: Disagreement

Quads Affected:

OSG Quad Number 157,

Proposed Change:

Planning Area

From: PA5

To: PA1

Acres:**County/NE Reason For Proposed Change:**

Small area long Mill Rd to be changed from wetlands to PA 1.

What is it in Current State Plan:

PA5/PA1

What is it in Preliminary State Plan:

PA5

Municipalities Affected:

Absecon City;

Data Source:**Staff Response:**

Part of the area lies in a wetland and the size of the request does not meet the mapping criteria to change the area to a PA1.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	ATLANTIC COUNTY	Item No.	17
Source:	Municipal Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 157,

Proposed Change:

Planning Area

From: PA5

To: PA1

Acres:**County/NE Reason For Proposed Change:**

PA1 minor shape change?

What is it in Current State Plan:

PA1

What is it in Preliminary State Plan:

PA5

Municipalities Affected:

Absecon City;

Data Source:**Staff Response:**

Area contains significant wetlands and is generally undeveloped. PA5 adequately reflects the characteristics of the area.

At the Staff to Staff meeting the County said they will check to see if Absecon wants to pursue this item.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County: ATLANTIC COUNTY	Item No. 19
Source: Municipal Report	Approved by OSG Director:
NE #	Preliminary Staff Recommendation: Disagreement

Quads Affected:

OSG Quad Number 158, OCEANVILLE NJ

Proposed Change:

Planning Area From: PA5 To: PA1

Acres:**County/NE Reason For Proposed Change:**

The city is looking to added Age Restricted housing projects in the near future

What is it in Current State Plan:

PA5

What is it in Preliminary State Plan:

PA5

Municipalities Affected:

Absecon City;

Data Source:**Staff Response:**

The requested area does not meet the mapping criteria for size.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County: ATLANTIC COUNTY	Item No. 22
Source: Municipal Report	Approved by OSG Director:
NE #	Preliminary Staff Recommendation: Disagreement

Quads Affected:

OSG Quad Number 158, OCEANVILLE NJ

Proposed Change:

Planning Area From: PA5 To: PA2

Acres:**County/NE Reason For Proposed Change:**

Twp wishes to have developer friendly designations along Route 9.

What is it in Current State Plan:

PA5

What is it in Preliminary State Plan:

PA5

Municipalities Affected:

Galloway Twp;

Data Source:**Staff Response:**

The area is currently a golf course and contains no sewers. PA5 adequately reflects the characteristics of the area.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	ATLANTIC COUNTY	Item No.	23
Source:	Municipal Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 158,

Proposed Change:

Planning Area

From: PA5

To: PA2

Acres:**County/NE Reason For Proposed Change:**

Twp wishes to have developer friendly designations along Route 9.

What is it in Current State Plan:

PA5

What is it in Preliminary State Plan:

PA5

Municipalities Affected:

Galloway Twp;

Data Source:**Staff Response:**

The area is currently a golf course and contains no sewers. PA5 adequately reflects the characteristics of the area.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	ATLANTIC COUNTY	Item No.	24
Source:	Municipal Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 158,

Proposed Change:

Planning Area

From: PA5

To: PA2

Acres:**County/NE Reason For Proposed Change:**

Twp wishes to have developer friendly designations along Route 9.

What is it in Current State Plan:

PA5

What is it in Preliminary State Plan:

PA5

Municipalities Affected:

Galloway Twp;

Data Source:**Staff Response:**

The area is currently a golf course and contains no sewers. PA5 adequately reflects the characteristics of the area.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County: ATLANTIC COUNTY	Item No. 25
Source: Municipal Report	Approved by OSG Director:
NE #	Preliminary Staff Recommendation: Disagreement

Quads Affected:

OSG Quad Number 158,

Proposed Change:

Planning Area

From: PA5

To: PA2

Acres:**County/NE Reason For Proposed Change:**

All areas in question not along Route 9 should be designated as per the surrounding lands.

What is it in Current State Plan:

PA5

What is it in Preliminary State Plan:

PA5

Municipalities Affected:

Galloway Twp;

Data Source:**Staff Response:**

The environmental character of the area is suitable for PA 5 designation.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	ATLANTIC COUNTY	Item No.	27
Source:	Municipal Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 158,

Proposed Change:

Planning Area

From: PA5

To: PA2

Acres:**County/NE Reason For Proposed Change:**

All areas in question not along Route 9 should be designated as per the surrounding lands.

What is it in Current State Plan:

PA5

What is it in Preliminary State Plan:

PA5

Municipalities Affected:

Galloway Twp;

Data Source:**Staff Response:**

The environmental character of the area is suitable for PA 5 designation.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County: ATLANTIC COUNTY	Item No. 30
Source: Municipal Report	Approved by OSG Director:
NE #	Preliminary Staff Recommendation: Disagreement

Quads Affected:

OSG Quad Number 167, OCEAN CITY NJ

Proposed Change:

Planning Area From: PA5 To: PA3

Acres:**County/NE Reason For Proposed Change:**

Need to recognize where development has already occurred along causeways.

What is it in Current State Plan:

PA5

What is it in Preliminary State Plan:

PA5

Municipalities Affected:

Egg Harbor Twp;

Data Source:**Staff Response:**

This area is small isolated wetlands on a bay island without sewer service. PA5 adequately reflects the characteristics of the area.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	ATLANTIC COUNTY	Item No.	31
Source:	Municipal Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 167, OCEAN CITY NJ

Proposed Change:

Planning Area From: PA5 To: PA3

Acres:**County/NE Reason For Proposed Change:**

Need to recognize where development has already occurred along causeways.

What is it in Current State Plan:

PA5

What is it in Preliminary State Plan:

PA5

Municipalities Affected:

Egg Harbor Twp;

Data Source:**Staff Response:**

Despite the small development, the site is a small uplands surrounded by wetlands. PA5 adequately reflects the characteristics of the area.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	ATLANTIC COUNTY	Item No.	32
Source:	Municipal Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 167, OCEAN CITY NJ

Proposed Change:

Planning Area

From: PA5

To: PA3

Acres:**County/NE Reason For Proposed Change:**

Seaview Harbor consists of single family development lots, not affected by CAFRA. Area should be remapped from environmentally sensitive to P.A. I or P.A. II. Need to recognize where development has already occurred along causeways.

What is it in Current State Plan:

PA5

What is it in Preliminary State Plan:

PA5

Municipalities Affected:

Egg Harbor Twp;

Data Source:**Staff Response:**

The area is small uplands surrounded by wetlands. PA5 adequately reflects the characteristics of the area.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	ATLANTIC COUNTY	Item No.	33
Source:	Municipal Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 144, EGG HARBOR CITY NJ

Proposed Change:**Acres:****County/NE Reason For Proposed Change:**

Redevelopment area boundary change?

What is it in Current State Plan:

Pinelands Village

What is it in Preliminary State Plan:

Pinelands Village

Municipalities Affected:

Egg Harbor City;

Data Source:**Staff Response:**

Redevelopment sites are not displayed on the State Plan Policy Map.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	ATLANTIC COUNTY	Item No.	36
Source:	Municipal Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 167, OCEAN CITY NJ

Proposed Change:

Planning Area

From: PA5

To: PA3

Acres:**County/NE Reason For Proposed Change:**

Beach area.

What is it in Current State Plan:

PA1

What is it in Preliminary State Plan:

PA1

Municipalities Affected:

Longport Boro;

Data Source:**Staff Response:**

Based on mapping criteria, the area is too small for a planning area change.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	ATLANTIC COUNTY	Item No.	37
Source:	Municipal Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 168, ATLANTIC CITY NJ

Proposed Change:

Planning Area From: PA1 To: PA5B

Acres:**County/NE Reason For Proposed Change:**

Correctly assign Environmentally Sensitive and Parks & Natural Areas to the beachfront area in accordance with attached map.

What is it in Current State Plan:

PA1

What is it in Preliminary State Plan:

PA1

Municipalities Affected:

Ventnor City;

Data Source:**Staff Response:**

The area is adjacent to two small parks. There doesn't appear to be any reason to change this parcel to a PA5B, when it is already covered by CES.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	ATLANTIC COUNTY	Item No.	38
Source:	Municipal Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 168, ATLANTIC CITY NJ

Proposed Change:

Planning Area From: PA5 To: PA1

Acres:**County/NE Reason For Proposed Change:**

Change to PA1 along inside beach thorofare

What is it in Current State Plan:

PA5

What is it in Preliminary State Plan:

PA5

Municipalities Affected:

Ventnor City;

Data Source:**Staff Response:**

The area is not developed and has wetlands issues. PA5 adequately reflects the characteristics of the area.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	ATLANTIC COUNTY	Item No.	40
Source:	Municipal Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 168, ATLANTIC CITY NJ

Proposed Change:

Planning Area

From: PA5

To: PA1

Acres:**County/NE Reason For Proposed Change:**

None provided.

What is it in Current State Plan:

PA5

What is it in Preliminary State Plan:

PA5

Municipalities Affected:

Ventnor City;

Data Source:**Staff Response:**

The area is directly on waterfront and consists of docks and water. PA5 adequately reflects the characteristics of the area.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	ATLANTIC COUNTY	Item No.	41
Source:	Municipal Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 168, ATLANTIC CITY NJ

Proposed Change:

Planning Area

From: PA5

To: PA1

Acres:**County/NE Reason For Proposed Change:**

None provided.

What is it in Current State Plan:

PA5

What is it in Preliminary State Plan:

PA5

Municipalities Affected:

Ventnor City;

Data Source:**Staff Response:**

The area is directly on waterfront and consists of docks and water. PA5 adequately reflects the characteristics of the area.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	ATLANTIC COUNTY	Item No.	44
Source:	Municipal Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 168, ATLANTIC CITY NJ

Proposed Change:

Planning Area

From: PA5

To: PA1

Acres:**County/NE Reason For Proposed Change:**

None provided.

What is it in Current State Plan:

PA5

What is it in Preliminary State Plan:

PA5

Municipalities Affected:

Ventnor City;

Data Source:**Staff Response:**

Based on mapping criteria, the area is too small for a planning area change.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County: ATLANTIC COUNTY	Item No. 45
Source: Municipal Report	Approved by OSG Director:
NE #	Preliminary Staff Recommendation: Disagreement

Quads Affected:

OSG Quad Number 144, EGG HARBOR CITY NJ
OSG Quad Number 145, GREEN BANK NJ

Proposed Change:

Planning Area From: Other To: Other

Acres:**County/NE Reason For Proposed Change:**

Change in designation from Forest Area to Pinelands Town and Park & Natural Areas for potential development of new regional high school and athletic fields.

What is it in Current State Plan:

Forest & Preservation Area

What is it in Preliminary State Plan:

Forest & Preservation Area

Municipalities Affected:

Egg Harbor City;

Data Source:**Staff Response:**

Changes to designations within the Pinelands Area are the jurisdiction of the Pinelands Commission, consequently the State Planning Commission cannot make that determination.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	ATLANTIC COUNTY	Item No.	46
Source:	Municipal Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 144, EGG HARBOR CITY NJ

OSG Quad Number 145, GREEN BANK NJ

Proposed Change:

Planning Area

From: Other

To: Other

Acres:**County/NE Reason For Proposed Change:**

Change in designation from Forest Area to Pinelands Town and Park & Natural Areas for potential development of new regional high school and athletic fields.

What is it in Current State Plan:

Forest & Preservation Area

What is it in Preliminary State Plan:

Forest & Preservation Area

Municipalities Affected:

Egg Harbor City;

Data Source:**Staff Response:**

Changes to designations within the Pinelands Area are the jurisdiction of the Pinelands Commission, consequently the State Planning Commission cannot make that determination.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	ATLANTIC COUNTY	Item No.	53
Source:	Municipal Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 164, PORT ELIZABETH NJ

Proposed Change:

Planning Area

From: PA5

To: PA1

Acres:**County/NE Reason For Proposed Change:**

Extension of Metropolitan designation to more accurately fit already developed areas. (NOTE: Minor revision of OSG Item #35. Main difference is roads extending east through wetlands).

What is it in Current State Plan:

PA5

What is it in Preliminary State Plan:

PA5

Municipalities Affected:

Linwood City;

Data Source:**Staff Response:**

Disagree with extending PA1 along the roads.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	ATLANTIC COUNTY	Item No.	54
Source:	Municipal Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 157, PLEASANTVILLE NJ

Proposed Change:

Planning Area From: PA5 To: PA1

CES Delete

Acres:**County/NE Reason For Proposed Change:**

None provided.

What is it in Current State Plan:

PA1

What is it in Preliminary State Plan:

PA5

Municipalities Affected:

Absecon City;

Data Source:**Staff Response:**

Part of the area lies in a wetland and the size of the request does not meet the mapping criteria to change the area to a PA1.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County: ATLANTIC COUNTY	Item No. 2
Source: Municipal Report	Approved by OSG Director:
NE #	Preliminary Staff Recommendation: Pending

Quads Affected:

OSG Quad Number 142, BUENA NJ

Proposed Change:

<i>Planning Area</i>	From: Other	To: Other
<i>Center Modification</i>	Add	
	From: None/No Center	To: Planned Town

Acres:**County/NE Reason For Proposed Change:**

·The town would like an increase in sewer capacity, allowing for increase in commercial development in town.

·The town is in process of changing its Town Center boundary. Assessing the benefits and problems of increasing the boundary to a large portion of the town.

Change from Agricultural Production Area to Pinelands Town.

What is it in Current State Plan:

Agricultural Production Area

What is it in Preliminary State Plan:

Agricultural Production Area

Municipalities Affected:

Buena Boro;

Data Source:**Staff Response:**

Part of the municipality is in the Pinelands. Changes of Pineland designations are the jurisdiction of the Pinelands Commission, consequently the State Planning Commission cannot make that determination. Plan Endorsement is the appropriate process to consider center designation.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	ATLANTIC COUNTY	Item No.	48
Source:	Municipal Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Pending

Quads Affected:

OSG Quad Number 157, PLEASANTVILLE NJ

Proposed Change:

Planning Area From: To: PA1

CES Delete

Acres:**County/NE Reason For Proposed Change:**

A site survey was done in area near the reservoir along Mill Rd to determine accurate wetlands line.

What is it in Current State Plan:

PA1 with CES

What is it in Preliminary State Plan:

PA1 with CES

Municipalities Affected:

Absecon City;

Data Source:**Staff Response:**

Based on the Wetlands, C1 Buffer and T&E habit the site should be a PA5.

At the Staff to Staff meeting, the County indicated that Beazer has built in this area and the request is to reduce wetlands and attach a PA1 planning area to the adjacent, PA1. The request is PENDING until the County can provide proof that it is no longer Wetlands.