



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	PUBLIC COMMENT	Item No.	55013
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agree Conditional / Mod

**Quads Affected:**

OSG Quad Number 91, FARMINGDALE NJ

OSG Quad Number 92, ASBURY PARK NJ

**Proposed Change:**

*Planning Area*

From: PA5

To: PA2

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

An area in the northwestern corner of the township has changed from PA2 in the existing plan to PA5 in the preliminary plan. The area in question starts just south of Collingwood (which is just north of State Highway 33/34), and continues south along the westerly side of State Highway 34, down to Belmar Boulevard (County Road 18).

The township maintains that it is more appropriate to retain the PA2 designation for this area (perhaps with recognition of some wetlands in the area) because of existing uses in the area (including an affordable housing development) and because the township's Master Plan and Zoning Map designate this area primarily for office / research, highway business, and residential use.

**What is it in Current State Plan:**

PA2

**What is it in Preliminary State Plan:**

PA5

**Municipalities Affected:**

Wall Twp; Howell Twp;

**Data Source:****Staff Response:**

OSG cannot make a determination with regard to this request until the municipality and the county provide GIS data illustrating all of the pertinent features.

County response:

Retain PA-2 designation with CES overlays;

Much of the area along Route 34 and Route 33/34 is developed or has development approvals;

This area contains affordable housing sites;

This is a sewer service area and has been planned accordingly

At the staff-to-staff meeting the following was agreed upon:

Starting at the 33/34 circle and along 33/34 to the south, the area southwest of 33/34 and southeast of the rail line (which stretches into Howell Township) will be PA2 as far south as



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County: PUBLIC COMMENT	Item No. 55013
Source: County Report	Approved by OSG Director:
NE #	Preliminary Staff Recommendation: Agree Conditional / Mod

Asbury Road (so the area to be PA2 is bounded by Asbury Road, 33/34, and the rail line which runs southwest from Wall into Howell). The area south of Asbury Road, extending southward to Belmar Boulevard, will be PA4B (although if it is calculated to be one square mile or more it will be PA5).



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	55019
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	

**Quads Affected:**

OSG Quad Number 72, SOUTH AMBOY NJ-NY  
OSG Quad Number 73, KEYPORT NJ-NY  
OSG Quad Number 81, FREEHOLD NJ  
OSG Quad Number 82, MARLBORO NJ

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

These polygons were provided by the township to the county to show affordable housing sites. However, these areas are already within PA2 and the county is not requesting any change for them; the county is only conveying what was provided by the municipality.

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Marlboro Twp;

**Data Source:****Staff Response:**

No action was requested by the county with regard to these sites as they are already PA2.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	MONMOUTH COUNTY	Item No.	7222
Source:	County Report	Approved by OSG Director:	
NE #	PAC_ABT3	Preliminary Staff Recommendation:	Agree Conditional / Mod

**Quads Affected:**

OSG Quad Number 72, SOUTH AMBOY NJ-NY

**Proposed Change:**

*Planning Area*                      From: PA5                      To: PA2

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

Revert back to previous PA2 planning area; this is an approved redevelopment area; redevelopment plan satisfies COAH obligation; COAH litigation site.

**What is it in Current State Plan:**

PA5

**What is it in Preliminary State Plan:**

PA5

**Municipalities Affected:**

Aberdeen Twp;

**Data Source:****Staff Response:**

Awaiting proper GIS parcel information from County, as the GIS parcel is shown in Marlboro, while the written description has the property in Aberdeen.

**County Response:**

Change PA-5 to PA-2 based on municipal justification;

(County refers for supplemental information to its Addendum Report, Tab # 7222 and Section II, "Aberdeen Township")

**Folllloing staff-to-staff meeting:**

Polygon #55011 subsumes all of the changes requested in polygons 7222, 7223, 7314, and 7315. These areas (#55011) will be PA2, but a channel of PA5 will remain, bisecting 55011 along the stream corridor and the lake, to connect the regions of PA5 north and south of 55011.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	7223
Source:	County Report	Approved by OSG Director:	
NE #	PAC_ABT1	Preliminary Staff Recommendation:	Agree Conditional / Mod

**Quads Affected:**

OSG Quad Number 72, SOUTH AMBOY NJ-NY

OSG Quad Number 73, KEYPORT NJ-NY

**Proposed Change:**

*Planning Area*

From: PA5

To: PA2

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

Prelim Plan designated as PA5. County wants to revert back to previous PA2 designation, as this is an approved redevelopment area. The redevelopment satisfies the COAH obligation, and it is a COAH litigation site.

**What is it in Current State Plan:**

PA2

**What is it in Preliminary State Plan:**

PA5

**Municipalities Affected:**

Aberdeen Twp

**Data Source:****Staff Response:**

Awaiting further documentation from the County providing sufficient evidence that the area does not meet the characteristics of a PA5, or for some other compelling planning reason should be changed.

**County Response:**

Change PA-5 to PA-2 based on municipal justification;

(County refers for supplemental information to its Addendum Report, Tab # 7222 and Section II, "Aberdeen Township")

**Folllowing staff-to-staff meeting:**

Polygon #55011 subsumes all of the changes requested in polygons 7222, 7223, 7314, and 7315. These areas (#55011) will be PA2, but a channel of PA5 will remain, bisecting 55011 along the stream corridor and the lake, to connect the regions of PA5 north and south of 55011.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	7314
Source:	County Report	Approved by OSG Director:	
NE #	PAC_ABT2	Preliminary Staff Recommendation:	Agree Conditional / Mod

**Quads Affected:**

OSG Quad Number 73, KEYPORT NJ-NY

**Proposed Change:**

*Planning Area*                      From: PA5                      To: PA1

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

Revert back to previous PA1; this is an approved redevelopment area; redevelopment plan satisfies COAH obligation; COAH litigation site.

**What is it in Current State Plan:**

PA1

**What is it in Preliminary State Plan:**

PA5

**Municipalities Affected:**

Aberdeen Twp;

**Data Source:****Staff Response:**

Awaiting further documentation from the County providing sufficient evidence that the area does not meet the characteristics of a PA5, or for some other compelling planning reason should be changed.

**County Response:**

As stated in the 2005 Report, this is an approved redevelopment area, there is an approved redevelopment plan for this site; the redevelopment plan includes COAH affordable housing units; this is a COAH litigation and settlement site;  
This entire area should be designated as a PA-1 where development is proposed in accordance with the redevelopment plan and PA-5 where the environmental features are being retained as part of the areas development.  
(County refers to its Addendum Report, Tab # 7222, for supplemental information, and Section II, "Aberdeen Township")

**Folllowing staff-to-staff meeting:**

Polygon #55011 subsumes all of the changes requested in polygons 7222, 7223, 7314, and 7315. These areas (#55011) will be PA2, but a channel of PA5 will remain, bisecting 55011 along the stream corridor and the lake, to connect the regions of PA5 north and south of 55011.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	7315
Source:	County Report	Approved by OSG Director:	
NE #	PAC_ABT4	Preliminary Staff Recommendation:	Agree Conditional / Mod

**Quads Affected:**

OSG Quad Number 73, KEYPORT NJ-NY

**Proposed Change:**

*Planning Area*                      From: PA5                      To: PA1

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

Revert back to previous PA1; this is an approved redevelopment area; redevelopment plan satisfies COAH obligation; COAH litigation site.

**What is it in Current State Plan:**

PA1.

**What is it in Preliminary State Plan:**

PA5.

**Municipalities Affected:**

Aberdeen Twp;

**Data Source:****Staff Response:**

The County should provide documentation of the area's status as a COAH site. Additionally, the County should discuss the wetlands coverage of the area with OSG, as much of the area does appear to be wetlands.

**County Response:**

As stated in the 2005 Report, this is an approved redevelopment area, there is an approved redevelopment plan for this site; the redevelopment plan includes COAH affordable housing units; this is a COAH litigation and settlement site;

This entire area should be designated as a PA-1 where development is proposed in accordance with the redevelopment plan and PA-5 where the environmental features are being retained as part of the areas development.

(County refers to its Addendum Report, Tab # 7222, for supplemental information, and Section II, "Aberdeen Township")

**Folllowing staff-to-staff meeting:**

Polygon #55011 subsumes all of the changes requested in polygons 7222, 7223, 7314, and 7315. These areas (#55011) will be PA2, but a channel of PA5 will remain, bisecting 55011 along the stream corridor and the lake, to connect the regions of PA5 north and south of 55011.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	MONMOUTH COUNTY	Item No.	7318
Source:	County Report	Approved by OSG Director:	
NE #	PAC_HL3	Preliminary Staff Recommendation:	Agree Conditional / Mod

**Quads Affected:**

OSG Quad Number 73, KEYPORT NJ-NY

**Proposed Change:**

*Planning Area*

From: PA3

To: PA5

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

Change to PA5; this area is not planned for sewer and it is environmentally sensitive for water recharge for Mount Laurel and Wenonah Sand Aquifers.

**What is it in Current State Plan:**

PA5 according to the County; PA3 according to OSG

**What is it in Preliminary State Plan:**

PA3

**Municipalities Affected:**

Holmdel Twp; Aberdeen Twp; Marlboro Twp;

**Data Source:****Staff Response:**

This area is already partially built out. Additionally, though the County has identified it as PA5 in the existing plan, it is actually PA3 in the existing plan, so the preliminary plan does not propose a change to the PA designation.

The county has confirmed that this is actually PA3, not PA5.

**County Response:**

Areas that are not partially built out and are located adjacent to PA-5 should be classified as PA-5

**Following staff-to-staff meeting:**

Most of this area will be PA5, and the PA5 will extend to the west. The portion of 7318 to the east of Line Road will remain PA3, but west of Line Road it will become PA5. The PA5 will extend as far west as Route 34 into Aberdeen and Marlboro, with Route 34 being the western boundary of the PA5.





## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	8107
Source:	County Report	Approved by OSG Director:	
NE #	PAC_FRT1	Preliminary Staff Recommendation:	Agree Conditional / Mod

**Quads Affected:**

OSG Quad Number 81, FREEHOLD NJ

**Proposed Change:**

*Planning Area*                      From: PA3                      To: PA2

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

Change to PA2; would be an isolated PA3; this is a sewer service area; area is almost entirely built out; is consistent with other PA2 areas in the Township; retain park / natural area designations and CES sites

**What is it in Current State Plan:**

PA3

**What is it in Preliminary State Plan:**

PA3

**Municipalities Affected:**

Freehold Twp;

**Data Source:****Staff Response:**

This change should be addressed within the context of regional and municipal plan endorsement.

**County Response:**

This area is now sewered and has been developed. The PA-2 designation is appropriate for a developed suburban area that has sanitary sewers;

The County recommends changing this planning area from PA-5 to PA-2;

Changes to other planning areas elsewhere in the county have been agreed to by OSG through cross acceptance.

(The County refers to its Addendum Report, Section II, "Freehold Township" Tab for comments including mapping.)

**Following staff-to-staff meeting:**

This change is appropriate to the character of the area, and it will become PA2; however, CES will be placed over the stream corridors.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	8112
Source:	County Report	Approved by OSG Director:	
NE #	PAC_FRT2	Preliminary Staff Recommendation:	Agree Conditional / Mod

**Quads Affected:**

OSG Quad Number 81, FREEHOLD NJ  
OSG Quad Number 82, MARLBORO NJ

**Proposed Change:**

*Planning Area*                      From: PA5                      To: PA2

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

Change to PA2; designation of PA5 appears to be an error; area is completely built out and contains a small area of wetlands; sewer service area; retain parks and natural areas where shown; include CES overlay

**What is it in Current State Plan:**

PA2 and PA5

**What is it in Preliminary State Plan:**

PA2 and PA5

**Municipalities Affected:**

Freehold Twp;

**Data Source:****Staff Response:**

This change should be addressed within the context of regional and municipal plan endorsement.

**County response:**

The area is now developed for residential development and a park;  
According to Freehold Township, designation of the entire area as a PA-5 appears to be in error and should be corrected;  
Environmentally sensitive lands including freshwater wetlands should remain PA-5 and parkland should remain identified on the SDRP map;  
The County recommends changing this planning area in accordance with Freehold Township's recommendations;  
Changes to other planning areas elsewhere in the county have been agreed to by OSG through cross acceptance.  
(The county refers to its Addendum Report, Section II, "Freehold Township" Tab for comments including mapping.)

**Following staff-to-staff meeting:**

This area will change to PA2, but CES will be placed over stream corridors.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	8304
Source:	County Report	Approved by OSG Director:	
NE #	CES_SH1	Preliminary Staff Recommendation:	Agree Conditional / Mod

**Quads Affected:**

OSG Quad Number 83, LONG BRANCH NJ

**Proposed Change:**

*CES*

Delete

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

Remove new CES designation; area is already developed.

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Shrewsbury Boro;

**Data Source:****Staff Response:**

CES will be removed where appropriate.

**County response:**

Amend CES in accordance with previously submitted County GIS data;

This County amendment was developed based on meetings with municipal officials, master plan review and aerial photographic interpretation;

No information or justification has been provided by NJDEP or OSG to the County as to why the boundary provided by the County should be modified.

At the staff-to-staff meeting, the county provided OSG with hard copies of maps showing the extent of CES it would like to be removed.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	MONMOUTH COUNTY	Item No.	8305
Source:	County Report	Approved by OSG Director:	
NE #	CES_SH10	Preliminary Staff Recommendation:	Agree Conditional / Mod

**Quads Affected:**

OSG Quad Number 83, LONG BRANCH NJ

**Proposed Change:**

*CES*

Delete

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

Remove new CES designation; area is already developed. Followup information from the County indicates that the CES can be narrowed instead of eliminated, as area is sandwiched between existing commercial properties and single-family homes.

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Shrewsbury Boro;

**Data Source:****Staff Response:**

The CES can be narrowed instead of eliminated, as area is sandwiched between existing commercial properties and single-family homes. Wetlands are to retain CES.

**County response:**

Amend CES in accordance with previously submitted County GIS data;

This County amendment was developed based on meetings with municipal officials, master plan review and aerial photographic interpretation;

No information or justification has been provided by NJDEP or OSG to the County as to why the boundary provided by the County should be modified.

At the staff-to-staff meeting, the county provided OSG with hard copies of maps showing the extent of CES it would like to be removed.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	MONMOUTH COUNTY	Item No.	8307
Source:	County Report	Approved by OSG Director:	
NE #	CES_SH11	Preliminary Staff Recommendation:	Agree Conditional / Mod

**Quads Affected:**

OSG Quad Number 83, LONG BRANCH NJ

**Proposed Change:**

*CES*

Delete

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

Remove new CES designation; area is already developed

Followup data from County shows that portions of the CES contain ballfields and residential development; CES should be trimmed to reflect these.

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Shrewsbury Boro;

**Data Source:****Staff Response:**

Includes parkland and developed land; CES will be removed where appropriate.

County response:

Amend CES in accordance with previously submitted County GIS data;

This County amendment was developed based on meetings with municipal officials, master plan review and aerial photographic interpretation;

No information or justification has been provided by NJDEP or OSG to the County as to why the boundary provided by the County should be modified.

At the staff-to-staff meeting, the county provided OSG with hard copies of maps showing the extent of CES it would like to be removed.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	8308
Source:	County Report	Approved by OSG Director:	
NE #	CES_SH12	Preliminary Staff Recommendation:	Agree Conditional / Mod

**Quads Affected:**

OSG Quad Number 83, LONG BRANCH NJ

**Proposed Change:**

*CES*

Delete

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

Remove new CES designation; area is already developed

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Shrewsbury Boro;

**Data Source:****Staff Response:**

CES will be removed where appropriate.

**County response:**

Amend CES in accordance with previously submitted County GIS data;

This County amendment was developed based on meetings with municipal officials, master plan review and aerial photographic interpretation;

No information or justification has been provided by NJDEP or OSG to the County as to why the boundary provided by the County should be modified.

At the staff-to-staff meeting, the county provided OSG with hard copies of maps showing the extent of CES it would like to be removed.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	8312
Source:	County Report	Approved by OSG Director:	
NE #	CES_SH3	Preliminary Staff Recommendation:	Agree Conditional / Mod

**Quads Affected:**

OSG Quad Number 83, LONG BRANCH NJ

**Proposed Change:**

*CES*

Delete

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

Remove new CES designation; area is already developed

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Shrewsbury Boro;

**Data Source:****Staff Response:**

Reduce size of CES - County confirms that it covers existing development, but some sections of it are still undeveloped.

**County response:**

Amend CES in accordance with previously submitted County GIS data;

This County amendment was developed based on meetings with municipal officials, master plan review and aerial photographic interpretation;

No information or justification has been provided by NJDEP or OSG to the County as to why the boundary provided by the County should be modified.

At the staff-to-staff meeting, the county provided OSG with hard copies of maps showing the extent of CES it would like to be removed.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	8313
Source:	County Report	Approved by OSG Director:	
NE #	CES_SH4	Preliminary Staff Recommendation:	Agree Conditional / Mod

**Quads Affected:**

OSG Quad Number 83, LONG BRANCH NJ

**Proposed Change:**

*CES*

Delete

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

Remove new CES designation; area is already developed.

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Shrewsbury Boro;

**Data Source:****Staff Response:**

Reduce this CES in size to account for the fact that the eastern sections have been developed.  
Only the small westernmost portion is undeveloped; the rest should be deleted from CES.

**County response:**

Amend CES in accordance with previously submitted County GIS data;  
This County amendment was developed based on meetings with municipal officials, master plan review and aerial photographic interpretation;  
No information or justification has been provided by NJDEP or OSG to the County as to why the boundary provided by the County should be modified.

At the staff-to-staff meeting, the county provided OSG with hard copies of maps showing the extent of CES it would like to be removed.





## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	8317
Source:	County Report	Approved by OSG Director:	
NE #	CES_SH8	Preliminary Staff Recommendation:	Agree Conditional / Mod

**Quads Affected:**

OSG Quad Number 83, LONG BRANCH NJ

**Proposed Change:**

*CES*

Delete

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

Remove new CES designation; area is already developed.

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Shrewsbury Boro;

**Data Source:****Staff Response:**

Reduce size of CES to account for development occurring in western half of tract. Eastern half of tract, as well as northwestern panhandle, are still undeveloped. In followup discussions with the County, the County confirmed that this area is undergoing development, but some of it is still undeveloped.

**County Response:**

Amend CES in accordance with previously submitted County GIS data;

This County amendment was developed based on meetings with municipal officials, master plan review and aerial photographic interpretation;

No information or justification has been provided by NJDEP or OSG to the County as to why the boundary provided by the County should be modified.

At the staff-to-staff meeting, the county provided hard copies of a map indicating where construction has occurred and where CES should be retained. Note that the county has provided additional GIS showing where CES should be retained; this GIS has been designated as map change #55020.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	MONMOUTH COUNTY	Item No.	55005
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agree Conditional / Mod

**Quads Affected:**

OSG Quad Number 73, KEYPORT NJ-NY

**Proposed Change:**

*CES*

Modify

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

Remove CES coverage from these areas as they are developed.

**What is it in Current State Plan:**

PA1

**What is it in Preliminary State Plan:**

PA1

**Municipalities Affected:**

Hazlet Twp;

**Data Source:****Staff Response:**

These areas are developed, and will be removed from CES coverage, with one exception: immediately to the south of the Henry Hudson Trail and to the west of Central Avenue, there is an area the county has requested to be removed that resembles a backwards capital "F." The top portion of the "F", which runs east-west (parallel to the Henry Hudson Trail), covers an area that is not developed. This undeveloped portion should not be removed from CES coverage.

The county has indicated that this segment was proposed to be removed from CES coverage because it is a road right-of-way; however, the county also confirms that it is still undeveloped and the county does not object to leaving this section under CES coverage.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	55011
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agree Conditional / Mod

**Quads Affected:**

OSG Quad Number 72, SOUTH AMBOY NJ-NY

OSG Quad Number 73, KEYPORT NJ-NY

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

The county requests that these areas revert to PA2, as they are approved COAH litigation sites. This polygon subsumes previously submitted county requests 7222, 7223, 7314, and 7315.

**What is it in Current State Plan:**

PA1, PA2, PA5

**What is it in Preliminary State Plan:**

PA5, PA1

**Municipalities Affected:**

Aberdeen Twp;

**Data Source:****Staff Response:**

Polygon 55011 will be PA2, but a channel of PA5 will remain, bisecting 55011 along the stream corridor and the lake, to connect the regions of PA5 north and south of 55011.

Note that polygon 55011 is entirely within Aberdeen; OSG mapping data showing a portion of it to be in Marlboro is in error, according to Monmouth County. According to the county, the municipal border is actually to the south of the southernmost extent of the polygon.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	97402
Source:	County Report	Approved by OSG Director:	
NE #	PAC_RM2	Preliminary Staff Recommendation:	Agree Conditional / Mod

**Quads Affected:**

OSG Quad Number 974, SANDY HOOK EAST

**Proposed Change:**

*Planning Area*

From: Other

To: PA5

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

Sedge Islands must be identified on the map as a PA5

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Rumson Boro;

**Data Source:****Staff Response:**

Acceptable, but map must be updated to reflect current contours of the Sedge Islands. (DEP must comment on maps / contours of Sedge Islands)

**County response:**

NJDEP should provide the OSG with additional mapping information for the Sedge Islands.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	7225
Source:	County Report	Approved by OSG Director:	
NE #	PAC_MR6	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 72, SOUTH AMBOY NJ-NY

OSG Quad Number 81, FREEHOLD NJ

**Proposed Change:**

*Planning Area*                      From: PA2                      To: PA5

*Core/Node*                      Core

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

Adjacent lands are PA5, the area contains many CES, it is not a sewer service area, and has low density zoning

**What is it in Current State Plan:**

PA2 / PA3

**What is it in Preliminary State Plan:**

PA2 / PA3

**Municipalities Affected:**

Marlboro Twp;

**Data Source:****Staff Response:**

The area meets the characteristics of a PA5.

**County Response:**

The County agrees with the proposed Planning Area change except for Affordable Housing Site 9B-Michael Weitz Mediated Settlement

There is an error on the worksheet and needs modification. This amendment does not involve deleting a center, adding a CES or designating a Core.

(The County references Tab 7225 of its report addendum for extent of Affordable Housing Site 9B; See Section II, "Marlboro Township" for report on all mapping recommendations)

Note that map change record #55016 partially overlaps record #7225. 55016 will supersede 7225 in areas of overlap.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	7226
Source:	County Report	Approved by OSG Director:	
NE #	HCS_MC1	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 72, SOUTH AMBOY NJ-NY  
OSG Quad Number 101, POINT PLEASANT NJ

**Proposed Change:**

HCS                      Add

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

Scenic Roads identified in the Monmouth County Scenic Roadway Plan should be shown as HCS on the SDRP map.

**What is it in Current State Plan:**

Not shown.

**What is it in Preliminary State Plan:**

Not shown.

**Municipalities Affected:**

Marlboro Twp

**Data Source:****Staff Response:**

The State Planning Commission has not determined that scenic roads should be shown on the map

**County Response:**

Monmouth County Scenic Roadways as identified in the Monmouth County Scenic Roadway Plan and agreed to by County staff, should be identified on the SDRP Policy map as HCS;

The SDRP has already mapped several scenic roadways in Monmouth County as HCS in Freehold Township, Colts Neck and Holmdel (see SDRP, pg. 225, "Critical Environmental & Cultural Sites");

County scenic roadways meet the SDRP "Features for Historic and Cultural Site Designation", ie. scenic vistas and corridors;

County scenic roadways meet the SDRP delineation criteria including 1) containing one or more of the requisite features; 2) having a configuration (linear or highly irregular) not conducive to application of Planning Area Policy Objectives; and 3) are identified in the county master plan (the MC Scenic Roadway Plan is an element of the County's Growth Management Guide);

County scenic roads meet the intent of HCS designation according to the SDRP;

OSG has been given the scenic roadway GIS shapefile from MCPB to overlay on the SDRP

**Following staff-to-staff meeting:**

OSG staff agrees with the county with regard to scenic roadways.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	7303
Source:	County Report	Approved by OSG Director:	
NE #	CES_HL1	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 73, KEYPORT NJ-NY

**Proposed Change:**

*CES*

Modify

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

Replace existing CES with this CES to reflect development in the area.

**What is it in Current State Plan:**

Larger CES area.

**What is it in Preliminary State Plan:**

Larger CES area.

**Municipalities Affected:**

Holmdel Twp;

**Data Source:****Staff Response:**

This change is appropriate to the character of the area. Note that county request #55008 overlaps this polygon.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	MONMOUTH COUNTY	Item No.	7304
Source:	County Report	Approved by OSG Director:	
NE #	CES_HL2	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 73, KEYPORT NJ-NY

**Proposed Change:**

*CES*

Modify

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

Replace existing CES designation with this coverage; undeveloped wetlands.

**What is it in Current State Plan:**

Other CES.

**What is it in Preliminary State Plan:**

Other CES.

**Municipalities Affected:**

Holmdel Twp;

**Data Source:****Staff Response:**

This change is appropriate to the character of the area. Note that the county has subsequently provided OSG with map change request #55007, which overlaps with 7304.





## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	7305
Source:	County Report	Approved by OSG Director:	
NE #	CES_HL3	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 73, KEYPORT NJ-NY

**Proposed Change:**

*CES*

Modify

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

Replace existing CES with this coverage; P1 and undeveloped wetlands.

**What is it in Current State Plan:**

Other CES.

**What is it in Preliminary State Plan:**

Other CES.

**Municipalities Affected:**

Holmdel Twp;

**Data Source:****Staff Response:**

This change is appropriate to the character of the area. OSG will add CES coverage to this area and extend the PA2 boundary to the northern boundary of this polygon (which is coterminous with the municipal boundary). Note that county request #55008 overlaps this polygon, as does #55009.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	7306
Source:	County Report	Approved by OSG Director:	
NE #	CES_HL4	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 73, KEYPORT NJ-NY

**Proposed Change:**

*CES*

Delete

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

Remove CES designation; these areas are developed.

**What is it in Current State Plan:**

CES

**What is it in Preliminary State Plan:**

CES

**Municipalities Affected:**

Holmdel Twp;

**Data Source:****Staff Response:**

This change is appropriate to the character of the area. Note that the county has subsequently provided OSG with map change requests #55007, #55009, and #55010, which overlap with 7306.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	7307
Source:	County Report	Approved by OSG Director:	
NE #	CES_HL5	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 73, KEYPORT NJ-NY

**Proposed Change:**

*CES*

Delete

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

Remove CES designation; these areas are developed.

**What is it in Current State Plan:**

CES

**What is it in Preliminary State Plan:**

CES

**Municipalities Affected:**

Holmdel Twp;

**Data Source:****Staff Response:**

This change is appropriate to the character of the area.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	7308
Source:	County Report	Approved by OSG Director:	
NE #	CES_HL6	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 73, KEYPORT NJ-NY

**Proposed Change:**

*CES*

Delete

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

Remove CES designation; these areas are developed.

**What is it in Current State Plan:**

CES

**What is it in Preliminary State Plan:**

CES

**Municipalities Affected:**

Holmdel Twp;

**Data Source:****Staff Response:**

This change is appropriate to the character of the area.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	7309
Source:	County Report	Approved by OSG Director:	
NE #	CES_UB1	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 73, KEYPORT NJ-NY

**Proposed Change:**

*CES*

Add

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

Beach area; similar to other CES designations along Bayshore and Atlantic Coast

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Union Beach Boro;

**Data Source:****Staff Response:**

This change is appropriate to the character of the area.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	MONMOUTH COUNTY	Item No.	7311
Source:	County Report	Approved by OSG Director:	
NE #	HCS_KP2	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 73, KEYPORT NJ-NY

**Proposed Change:**

*HCS*

Add

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

Front Street Historic District

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Keyport Boro;

**Data Source:****Staff Response:**

This is acceptable, pending proof of the district's presence on the State and National Registers of Historic Places.

**County Response:**

Add the historic district to the SDRP Policy Map;

According to the SDRP, State or National Register of Historic Places distinction is not a requirement for HCS designation;

Front Street Historic District meets the intent of HCS designation according to the SDRP;

Front Street Historic District meets the SDRP "Features for Historic and Cultural Site Designation", ie. historic sites and districts;

Front Street Historic District meets the SDRP delineation criteria including 1) containing one or more of the requisite features; 2) less than one square mile in extent; 3) are identified in a municipal master plan or other documentation;

HCS can be mapped in any Planning Area as an overlay within a Planning Area (SDRP, 2001).

(County refers to its Addendum Report, Tab # 7310, for supplemental information.)



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	MONMOUTH COUNTY	Item No.	7316
Source:	County Report	Approved by OSG Director:	
NE #	PAC_HL1	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 73, KEYPORT NJ-NY

**Proposed Change:**

*Planning Area*                      From: PA2                      To: PA5

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

Revert to original designation as a PA5. This is mistakenly identified as PA2. This area will not be sewerred; steep slopes; Mahoras Brook headwaters (C-1); adjacent to the PNC Arts Center and Tatum Park.

**What is it in Current State Plan:**

PA5.

**What is it in Preliminary State Plan:**

PA2.

**Municipalities Affected:**

Holmdel Twp;

**Data Source:****Staff Response:**

This area is already built out and is a sewer service area. Existing density is too high for PA5. We recommend that it be PA2 with CES over wetlands.

**County Response:**

Beyond the justification for the planning area change given in the 2005 Cross Acceptance report, this area is part of the C-1 watershed that drains to the Swimming River Reservoir

**Following the staff-to-staff meeting:**

It is appropriate for this area to be PA5. The boundary of the sewer service area will be the boundary of the planning area change; also, along the north-central part of this polygon is a stream corridor which will also become PA5.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	7319
Source:	County Report	Approved by OSG Director:	
NE #	PAC_HZ1	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 73, KEYPORT NJ-NY

**Proposed Change:**

*Planning Area*

From: Park

To: PA1

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

This is not Veterans Park.

**What is it in Current State Plan:**

PA1

**What is it in Preliminary State Plan:**

PA8

**Municipalities Affected:**

Hazlet Twp;

**Data Source:****Staff Response:**

This area is just outside of Veterans Park, according to the County.





## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County: MONMOUTH COUNTY	Item No. 7320
Source: County Report	Approved by OSG Director:
NE # PAC_MD1	Preliminary Staff Recommendation: Agreement

**Quads Affected:**

OSG Quad Number 73, KEYPORT NJ-NY

**Proposed Change:**

*Planning Area*                      From: PA5                      To: PA2

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

This area should be PA2 with HCS overlay to designate the Kings Highway Historic District; this must have been a CEHS at one time and was mislabeled CES. Restore all CES areas within PA2.

**What is it in Current State Plan:**

PA5

**What is it in Preliminary State Plan:**

PA5

**Municipalities Affected:**

Middletown Twp;

**Data Source:****Staff Response:**

The change to PA2 more accurately reflects the character of the area. Historically this area has been PA5.

The HCS designation is acceptable, pending proof of the district's presence on the State and National Registers of Historic Places.

**County response:**

Monmouth County agrees that the change to PA-2 more accurately reflect the character of this area. Historically, this area has been erroneously designated a PA-5. An HCS overlay on a PA-2 is more appropriate;

According to the Monmouth County Historic Sites Inventory, Kings Highway District has been on the NRHP since 1974.

See NJ SHPO website at [http://www.state.nj.us/dep/hpo/1identify/nrsr\\_lists.htm](http://www.state.nj.us/dep/hpo/1identify/nrsr_lists.htm)

(The county also refers to its Addendum Report, Tab # 7320, for more information.)

**Following staff-to-staff meeting:**

This area will be PA2 with appropriate HCS coverage.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	7321
Source:	County Report	Approved by OSG Director:	
NE #	PAC_MR3	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 73, KEYPORT NJ-NY

**Proposed Change:**

*Planning Area*

From: PA2

To: PA5

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

Change to PA5; adjacent lands are PA5; although this is a sewer service area, the PA5 would be limited to the undeveloped CES sites along the stream corridor.

**What is it in Current State Plan:**

PA2

**What is it in Preliminary State Plan:**

PA2

**Municipalities Affected:**

Marlboro Twp;

**Data Source:****Staff Response:**

This change is appropriate to the character of the area.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	7322
Source:	County Report	Approved by OSG Director:	
NE #	PAC_UB1	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 73, KEYPORT NJ-NY

**Proposed Change:**

*Planning Area*

From: Park

To: PA1

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

Aerial photos show that this area overlays two housing units; revert to previous PA.

**What is it in Current State Plan:**

PA1

**What is it in Preliminary State Plan:**

PA8

**Municipalities Affected:**

Union Beach Boro;

**Data Source:****Staff Response:**

This change accurately reflects development in the area.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	7401
Source:	County Report	Approved by OSG Director:	
NE #	PAC_MD2	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 74, SANDY HOOK NJ-NY

**Proposed Change:**

*Planning Area*                      From: PA5                      To: PA1

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

Revert to PA1 with CES overlay; is no longer part of a contiguous PA5 (due to PAC\_MD1)

**What is it in Current State Plan:**

PA1

**What is it in Preliminary State Plan:**

PA5

**Municipalities Affected:**

Middletown Twp;

**Data Source:****Staff Response:**

This change is appropriate, given other map changes. The area south of the new park will become CES.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	MONMOUTH COUNTY	Item No.	7402
Source:	County Report	Approved by OSG Director:	
NE #	CES_AH1	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 74, SANDY HOOK NJ-NY

**Proposed Change:**

*CES*

Add

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

Many Mind Creek estuary, wetlands and greenway corridor; flood prone; include only undeveloped areas and parking areas

Further documentation from County consisted of a USGS citation indicating that the area in question is indeed flood-prone.

**What is it in Current State Plan:**

PA1

**What is it in Preliminary State Plan:**

PA1

**Municipalities Affected:**

Atlantic Highlands Boro;

**Data Source:****Staff Response:**

Addition of this CES is appropriate to the character of the area.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	MONMOUTH COUNTY	Item No.	7403
Source:	County Report	Approved by OSG Director:	
NE #	CES_AH2	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 74, SANDY HOOK NJ-NY

**Proposed Change:**

*CES*

Add

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

Steep slopes; septic; slump blocks; scenic vistas

**What is it in Current State Plan:****What is it in Preliminary State Plan:**

PA1

**Municipalities Affected:**

Atlantic Highlands Boro;

**Data Source:****Staff Response:**

Addition of this CES is appropriate to the character of the area.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	7404
Source:	County Report	Approved by OSG Director:	
NE #	CES_AH3	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 74, SANDY HOOK NJ-NY

**Proposed Change:**

*CES*

Add

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

Steep slopes; septic; slump blocks; scenic vistas

**What is it in Current State Plan:****What is it in Preliminary State Plan:**

PA1

**Municipalities Affected:**

Atlantic Highlands Boro;

**Data Source:****Staff Response:**

Addition of this CES is appropriate to the character of the area.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	7405
Source:	County Report	Approved by OSG Director:	
NE #	CES_AH4	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 74, SANDY HOOK NJ-NY

**Proposed Change:**

*CES*

Add

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

Steep slopes; septic; slump blocks; scenic vistas

**What is it in Current State Plan:****What is it in Preliminary State Plan:**

PA1

**Municipalities Affected:**

Atlantic Highlands Boro;

**Data Source:****Staff Response:**

Addition of this CES is appropriate to the character of the area.





## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	7406
Source:	County Report	Approved by OSG Director:	
NE #	CES_AH5	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 74, SANDY HOOK NJ-NY

**Proposed Change:**

*CES*

Add

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

Steep slopes; septic; slump blocks; scenic vistas

**What is it in Current State Plan:****What is it in Preliminary State Plan:**

PA1

**Municipalities Affected:**

Atlantic Highlands Boro;

**Data Source:****Staff Response:**

Addition of this CES is appropriate to the character of the area.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	7407
Source:	County Report	Approved by OSG Director:	
NE #	CES_AH6	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 74, SANDY HOOK NJ-NY

**Proposed Change:**

*CES*

Add

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

Steep slopes; septic; slump blocks; scenic vistas

**What is it in Current State Plan:****What is it in Preliminary State Plan:**

PA1

**Municipalities Affected:**

Atlantic Highlands Boro;

**Data Source:****Staff Response:**

Addition of this CES is appropriate to the character of the area.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	MONMOUTH COUNTY	Item No.	7408
Source:	County Report	Approved by OSG Director:	
NE #	CES_MC1	Preliminary Staff Recommendation:	Agreement

**Quads Affected:****Proposed Change:**

CES

Delete

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

Remove CES designation; this is the Belford Ferry including phase I and II parking lot.

The County has since indicated that its original submission in this matter was incorrect. The correct information should show removal of the CES from the entire existing and proposed parking lot area (rather than just half of the parking area, as shown in the original submission).

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Middletown Twp;

**Data Source:****Staff Response:**

The entire existing and proposed parking lot should be removed from the CES, as indicated in followup data supplied by the county.

**County Response:**

Based on new aerial photos (2003), the extent of CES removal from this site needs to be expanded to include the entire parking area in and around the Belford Ferry Terminal and other County facilities both exiting and proposed.

(For more information, the County refers to its Addendum report, Tab #7408, and to Section II, "Middletown Township" for proposed map amendments in and around this immediate area.)



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	MONMOUTH COUNTY	Item No.	7411
Source:	County Report	Approved by OSG Director:	
NE #	HCS_AH2	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 74, SANDY HOOK NJ-NY

**Proposed Change:**

*HCS*

Add

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

Atlantic Highlands Historic Business District

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Atlantic Highlands Boro;

**Data Source:****Staff Response:**

This is acceptable, pending proof of the district's presence on the State and National Registers of Historic Places.

**County Response:**

Add the historic district to the SDRP Policy Map;

According to the SDRP, State or National Register of Historic Places distinction is not a requirement for HCS designation;

Historic Business District meets the intent of HCS designation according to the SDRP;

Historic Business District meets the SDRP "Features for Historic and Cultural Site Designation", ie. historic sites and districts;

Historic Business District meets the SDRP delineation criteria including 1) containing one or more of the requisite features; 2) less than one square mile in extent; 3) are identified in a municipal master plan or other documentation;

HCS can be mapped in any Planning Area as an overlay within a Planning Area (SDRP, 2001). (The County refers to its Addendum Report, Tab # 7410, for supplemental information.)



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	7412
Source:	County Report	Approved by OSG Director:	
NE #	HCS_MD1	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 74, SANDY HOOK NJ-NY

**Proposed Change:**

*HCS*

Add

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

Middletown (Kings Highway) Historic District.

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Middletown Twp;

**Data Source:****Staff Response:**

This is acceptable, pending proof of the district's presence on the State and National Registers of Historic Places.

**County Response:**

Monmouth County agrees that the change to PA-2 more accurately reflect the character of this area. Historically, this area has been erroneously designated a PA-5. An HCS overlay on a PA-2 is more appropriate;

According to the Monmouth County Historic Sites Inventory, Kings Highway District was placed on the NRHP in 1974.

See NJ SHPO website at [http://www.state.nj.us/dep/hpo/identify/nrsr\\_lists.htm](http://www.state.nj.us/dep/hpo/identify/nrsr_lists.htm)

(County refers to its Addendum Report, Tab # 7320, for more information.)



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	7414
Source:	County Report	Approved by OSG Director:	
NE #	HCS_MD3	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 74, SANDY HOOK NJ-NY

**Proposed Change:**

*HCS*

Add

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

Navesink Historic District

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Middletown Twp;

**Data Source:****Staff Response:**

This is acceptable, pending proof of the district's presence on the State and National Registers of Historic Places.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	7415
Source:	County Report	Approved by OSG Director:	
NE #	HCS_MD4	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 74, SANDY HOOK NJ-NY

**Proposed Change:**

*HCS*

Delete

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

HCS designation should be removed - does not fall within the Navesink Historic District

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Middletown Twp;

**Data Source:****Staff Response:**

This change is acceptable, but documentation from the county with regard to the boundaries of the Navesink Historic District is requested.

**County response:**

HCS should be removed at this location; the county refers to Tab # 7320 of its Addendum Report for more information.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	MONMOUTH COUNTY	Item No.	7416
Source:	County Report	Approved by OSG Director:	
NE #	HCS_MD5	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 74, SANDY HOOK NJ-NY

**Proposed Change:**

*HCS*

Add

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

Locust Historic District

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Middletown Twp;

**Data Source:****Staff Response:**

This is acceptable, pending proof of the district's presence on the State and National Registers of Historic Places.

**County response:**

Add the historic district to the SDRP Policy Map;

According to the SDRP, State or National Register of Historic Places distinction is not a requirement for HCS designation;

Locust Historic District meets the intent of HCS designation according to the SDRP;

Locust Historic District meets the SDRP "Features for Historic and Cultural Site Designation", ie. historic sites and districts;

Locust Historic District meets the SDRP delineation criteria including 1) containing one or more of the requisite features; 2) less than one square mile in extent; 3) are identified in a municipal master plan or other documentation;

HCS can be mapped in any Planning Area as an overlay within a Planning Area (SDRP, 2001).

The county refers to its 2005 Cross Acceptance Report Addendum.





## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	7417
Source:	County Report	Approved by OSG Director:	
NE #	HCS_MD6	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 74, SANDY HOOK NJ-NY

**Proposed Change:**

*HCS*

Delete

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

Remove from HCS - is outside of Navesink and Locust Historic Districts

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Middletown Twp;

**Data Source:****Staff Response:**

This change is acceptable, but documentation from the county with regard to the boundaries of the Navesink and Locust Historic Districts is requested.

**County response:**

HCS should be removed at this location; the county refers to Tab # 7320 of its Addendum Report for more information.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	8108
Source:	County Report	Approved by OSG Director:	
NE #	PAC_MN1	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 81, FREEHOLD NJ

**Proposed Change:**

*Planning Area*                      From: PA4B                      To: PA2

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

Change to PA2; area was not registered correctly when the PA amendment was accepted by the State Planning Commission in 2002; only to properties along commercial zone of Rt 33

**What is it in Current State Plan:**

PA4B

**What is it in Preliminary State Plan:**

PA4B

**Municipalities Affected:**

Manalapan Twp;

**Data Source:****Staff Response:**

This change should be addressed within the context of regional and municipal plan endorsement.

**County Response:**

This planning area change represents a correction to a technical error. Technical errors should not be deferred to plan endorsement for corrective action;  
The County recommends changing this planning area from PA-4B to PA-2 in accordance with the rules of cross acceptance.

**Following staff-to-staff meeting:**

This area will change to PA2.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	8109
Source:	County Report	Approved by OSG Director:	
NE #	PAC_MR4	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 81, FREEHOLD NJ

**Proposed Change:**

*Planning Area*                      From: PA2                      To: PA5

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

Adjacent lands are PA5; not a sewer service area

**What is it in Current State Plan:**

PA2

**What is it in Preliminary State Plan:**

PA2

**Municipalities Affected:**

Marlboro Twp;

**Data Source:****Staff Response:**

This change is appropriate to the character of the area.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	8110
Source:	County Report	Approved by OSG Director:	
NE #	PAC_MR5	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 81, FREEHOLD NJ

**Proposed Change:**

*Planning Area*

From: PA2

To: PA5

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

Change to PA5 - adjacent lands are PA5; not sewer service area; near Burnt Fly Bog

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Marlboro Twp;

**Data Source:****Staff Response:**

This change is consistent with the character of the area.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	8111
Source:	County Report	Approved by OSG Director:	
NE #	PAC_MC1	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 81, FREEHOLD NJ  
OSG Quad Number 82, MARLBORO NJ

**Proposed Change:**

*Planning Area*                      From: Park                      To: PA2

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

Area is developed (Social Services and Ag building) and should not be considered a park or natural area

**What is it in Current State Plan:**

PA8

**What is it in Preliminary State Plan:**

PA8

**Municipalities Affected:**

Freehold Twp;

**Data Source:****Staff Response:**

This change is consistent with the character of the area.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	8201
Source:	County Report	Approved by OSG Director:	
NE #	PAC_CN1	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 82, MARLBORO NJ

**Proposed Change:**

*Planning Area*                      From: PA5                      To: PA4B

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

Revert newly designated PA5 in and around Crine Road back to PA4B; existing working farms; both county and state priority farmland acquisition area; PIGs in this area

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Colts Neck Twp;

**Data Source:****Staff Response:**

This change is consistent with the character of the area.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	8202
Source:	County Report	Approved by OSG Director:	
NE #	PAC_MR1	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 82, MARLBORO NJ

**Proposed Change:**

*Planning Area*

From: PA2

To: PA5

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

Change to PA5; adjacent lands are proposed by OSG for PA5; C-1 uplands watershed in a non sewer service area adjacent to the County's linear Henry Hudson Trail.

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Marlboro Twp;

**Data Source:****Staff Response:**

This change is consistent with the character of the area.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	8203
Source:	County Report	Approved by OSG Director:	
NE #	PAC_MR2	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 82, MARLBORO NJ

**Proposed Change:**

*Planning Area*

From: PA2

To: PA5

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

change to PA5; adjacent lands are existing / proposed by OSG for PA5; C-1 uplands watershed area; site is proposed for park; sewer service is private facility for the previous hospital only; adjacent to large open space

**What is it in Current State Plan:**

PA2

**What is it in Preliminary State Plan:**

PA2

**Municipalities Affected:**

Marlboro Twp;

**Data Source:****Staff Response:**

This change is consistent with the character of the area.





## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	8204
Source:	County Report	Approved by OSG Director:	
NE #	PAC_MD4	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 82, MARLBORO NJ  
OSG Quad Number 83, LONG BRANCH NJ

**Proposed Change:**

*Planning Area*                      From: PA1                      To: PA2

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

Designate PA2 but retain PA8 for parks and natural areas. Lower density single family residential areas with many CES sites that limit future development; character of the area doesn't match PA1 east of Parkway.

**What is it in Current State Plan:**

PA1

**What is it in Preliminary State Plan:**

PA1

**Municipalities Affected:**

Middletown Twp;

**Data Source:****Staff Response:**

This change is consistent with the character of the area.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	8205
Source:	County Report	Approved by OSG Director:	
NE #	PAC_MD3	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 82, MARLBORO NJ  
OSG Quad Number 83, LONG BRANCH NJ

**Proposed Change:**

*Planning Area*                      From: PA1                      To: PA2

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

Designate PA2; retain PA8 designation for Parks and Natural Areas; much less dense than elsewhere in municipality; area characterized by open space, parks, private campus (CBA) and Brookdale Community College. Adjacent to C1 water, reservoir, and PA2 & PA5 in Tinton Falls.

**What is it in Current State Plan:**

PA1

**What is it in Preliminary State Plan:**

PA1

**Municipalities Affected:**

Middletown Twp;

**Data Source:****Staff Response:**

This change is consistent with the character of the area.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	8302
Source:	County Report	Approved by OSG Director:	
NE #	CES_FH2	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 83, LONG BRANCH NJ

**Proposed Change:**

*CES*

Add

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

Add contiguous wetlands along stream corridor

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Fair Haven Boro;

**Data Source:****Staff Response:**

This change is appropriate to the character of the area.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	8303
Source:	County Report	Approved by OSG Director:	
NE #	CES_FH3	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 83, LONG BRANCH NJ

**Proposed Change:**

*CES*

Add

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

Add contiguous wetlands along stream corridor

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Fair Haven Boro;

**Data Source:****Staff Response:**

This change is consistent with the character of the area.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	8309
Source:	County Report	Approved by OSG Director:	
NE #	CES_SH13	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 83, LONG BRANCH NJ

**Proposed Change:**

*CES*

Delete

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

Remove new CES designation; area is already developed

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Shrewsbury Boro;

**Data Source:****Staff Response:**

CES will be removed where appropriate.

**County Response:**

Amend CES in accordance with previously submitted County GIS data;

This County amendment was developed based on meetings with municipal officials, master plan review and aerial photographic interpretation;

No information or justification has been provided by NJDEP or OSG to the County as to why the boundary provided by the County should be modified.

At the staff-to-staff meeting, the county provided OSG with hard copies of maps showing the extent of CES it would like to be removed.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	8310
Source:	County Report	Approved by OSG Director:	
NE #	CES_SH14	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 83, LONG BRANCH NJ

**Proposed Change:**

*CES*

Delete

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

Remove new CES designation; area is already developed

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Shrewsbury Boro;

**Data Source:****Staff Response:**

CES will be removed where appropriate.

**County response:**

Amend CES in accordance with previously submitted County GIS data;

This County amendment was developed based on meetings with municipal officials, master plan review and aerial photographic interpretation;

No information or justification has been provided by NJDEP or OSG to the County as to why the boundary provided by the County should be modified.

At the staff-to-staff meeting, the county provided OSG with hard copies of maps showing the extent of CES it would like to be removed.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	8311
Source:	County Report	Approved by OSG Director:	
NE #	CES_SH2	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 83, LONG BRANCH NJ

**Proposed Change:**

*CES*

Delete

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

Remove new CES designation; area is already developed.

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Shrewsbury Boro;

**Data Source:****Staff Response:**

Remove CES - County confirms that it covers existing homes.

At the staff-to-staff meeting, the county provided OSG with hard copies of maps showing the extent of CES it would like to be removed.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	8314
Source:	County Report	Approved by OSG Director:	
NE #	CES_SH5	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 83, LONG BRANCH NJ

**Proposed Change:**

*CES*

Delete

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

Remove new CES designation; area is already developed. County says this is an approved affordable / senior housing site so the CES should be removed..

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Shrewsbury Boro;

**Data Source:****Staff Response:**

Undeveloped - do not delete CES. There is no evidence of this being a COAH site.

The county is requested to document that this is a COAH site.

At the staff-to-staff meeting, the county provided OSG with hard copies of maps showing the extent of CES it would like to be removed.





## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	8316
Source:	County Report	Approved by OSG Director:	
NE #	CES_SH7	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 83, LONG BRANCH NJ

**Proposed Change:**

*CES*

Delete

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

Remove new CES designation; area is already developed.

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Shrewsbury Boro;

**Data Source:****Staff Response:**

Developed - remove CES.

At the staff-to-staff meeting, the county provided OSG with hard copies of maps showing the extent of CES it would like to be removed.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	8318
Source:	County Report	Approved by OSG Director:	
NE #	HCS_SH1	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 83, LONG BRANCH NJ

**Proposed Change:**

*HCS*

Add

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

Add HCS for Shrewsbury Historic District

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Shrewsbury Boro;

**Data Source:****Staff Response:**

This is acceptable, pending proof of the district's presence on the State and National Registers of Historic Places.

**County response:**

According to the Monmouth County Historic Sites Inventory, the Shrewsbury Historic District was placed on the NRHP in 1978.

The county refers to Tab # 8318 of its Addendum Report for more information.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	8319
Source:	County Report	Approved by OSG Director:	
NE #	PAC_RM1	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 83, LONG BRANCH NJ  
OSG Quad Number 983, LONG BRANCH EAST

**Proposed Change:**

*Planning Area*                      From: PA1                      To: PA5

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

Want to redesignate as PA5 - would be a continuation of Sedge Island PA5; would create a PA5 along the entire banks of the Shrewsbury and Navesink Rivers (C1 classified rivers)

**What is it in Current State Plan:**

PA1

**What is it in Preliminary State Plan:**

PA1

**Municipalities Affected:**

Rumson Boro;

**Data Source:****Staff Response:**

This area will become PA5.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	8801
Source:	County Report	Approved by OSG Director:	
NE #	HCS_AT1	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 88, ALLENTOWN NJ

**Proposed Change:**

*HCS*

Modify

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

Replace existing HCS designation with this one; this amendment represents the actual delineated historic district.

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Allentown Boro;

**Data Source:****Staff Response:**

This is acceptable, pending proof of the district's presence on the State and National Registers of Historic Places.

**County response:**

According to the Monmouth County Historic Sites Inventory, the Allentown Historic District was placed on the NRHP in 1980;

See NJ SHPO website at [http://www.state.nj.us/dep/hpo/1identify/nrsr\\_lists.htm](http://www.state.nj.us/dep/hpo/1identify/nrsr_lists.htm)-

The County refers to Tab # 8801 of its Addendum Report for more information.

**Following staff-to-staff meeting:**

This change is appropriate to the character of the area.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	8806
Source:	County Report	Approved by OSG Director:	
NE #	HCS_AT6	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 88, ALLENTOWN NJ

**Proposed Change:**

*HCS*

Delete

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

Remove existing HCS designation; replace with HCS\_AT1

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Allentown Boro;

**Data Source:****Staff Response:**

This is acceptable, pending proof of the district's presence on the State and National Registers of Historic Places.

**County response:**

The HCS overlay currently shown over the borough is erroneous. The GIS data provided to OSG in January 2005 is a more accurate boundary and more genuinely reflects the actual boundary of the historic district.

The County refers to Tab # 8801 and # 8802 of its Addendum Report for more information.

**Following the staff-to-staff meeting:**

This change is appropriate to the features of the area.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	8807
Source:	County Report	Approved by OSG Director:	
NE #	CES_MC2	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 88, ALLENTOWN NJ

OSG Quad Number 89, ROOSEVELT NJ

OSG Quad Number 97, NEW EGYPT NJ

**Proposed Change:**

CES

Add

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

All CES need to be identified in PA4.

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Upper Freehold Twp;

**Data Source:****Staff Response:**

CES will be mapped in PA4.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	55001
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 73, KEYPORT NJ-NY

**Proposed Change:**

*CES*

Modify

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

Remove CES, area is developed.

**What is it in Current State Plan:**

PA1

**What is it in Preliminary State Plan:**

PA1

**Municipalities Affected:**

Union Beach Boro;

**Data Source:****Staff Response:**

This change is appropriate to the character of the area.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	55002
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 73, KEYPORT NJ-NY

**Proposed Change:**

*CES*

Modify

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

Remove these areas from CES coverage as they are developed.

**What is it in Current State Plan:**

PA1

**What is it in Preliminary State Plan:**

PA1

**Municipalities Affected:**

Hazlet Twp;

**Data Source:****Staff Response:**

These areas are developed and CES should be removed from them.





## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	55003
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 73, KEYPORT NJ-NY

**Proposed Change:**

*CES*

Modify

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

Remove CES; area is developed.

**What is it in Current State Plan:**

PA1

**What is it in Preliminary State Plan:**

PA1

**Municipalities Affected:**

Union Beach Boro;

**Data Source:****Staff Response:**

This change is appropriate to the character of the area.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	55004
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 73, KEYPORT NJ-NY

**Proposed Change:**

*CES*

Modify

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

Remove these areas from CES coverage as they are already developed.

**What is it in Current State Plan:**

PA1

**What is it in Preliminary State Plan:**

PA1

**Municipalities Affected:**

Keansburg Boro;

**Data Source:****Staff Response:**

CES coverage should be removed from these areas as they are already developed.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	55006
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 73, KEYPORT NJ-NY

**Proposed Change:**

*CES*

Modify

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

Remove CES coverage from these areas as they are developed.

**What is it in Current State Plan:**

PA1

**What is it in Preliminary State Plan:**

PA1

**Municipalities Affected:**

Hazlet Twp; Keansburg Boro;

**Data Source:****Staff Response:**

CES coverage should be removed from these areas as they are developed.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	55007
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 73, KEYPORT NJ-NY

**Proposed Change:**

*CES*

Modify

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

Remove CES as area is already developd.

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Holmdel Twp;

**Data Source:****Staff Response:**

This change is appropriate to the character of the area. Note that it overlaps with map changes #7304 and #7306. Also note that polygon 55007 is entirely within Holmdel Township (OSG Arcmap data erroneously shows it to lie largely within Hazlet).



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	55008
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 73, KEYPORT NJ-NY

**Proposed Change:**

*CES*

Modify

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

Remove CES as area is developed.

**What is it in Current State Plan:**

PA2

**What is it in Preliminary State Plan:**

PA2

**Municipalities Affected:**

Holmdel Twp;

**Data Source:****Staff Response:**

This change is appropriate to the character of the area. Note that this polygon overlaps previous county requests, #7303 and #7305.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	55009
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 73, KEYPORT NJ-NY

**Proposed Change:**

*CES*

Modify

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

Remove CES as area is developed.

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Holmdel Twp;

**Data Source:****Staff Response:**

This change is appropriate to the character of the area. Note that this overlaps the county's previous requests, #7305 and #7306.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	55010
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 73, KEYPORT NJ-NY

**Proposed Change:**

*CES*

Modify

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

Remove CES as area is developed.

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Holmdel Twp;

**Data Source:****Staff Response:**

This change is appropriate to the character of the area. Note that this polygon overlaps the county's request #7306.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	55012
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 83, LONG BRANCH NJ

**Proposed Change:**

*Planning Area*                      From: PA5                      To: PA1

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

Revert to PA1 - this area is part of a revitalization study funded by the Municipal Land Use Center.

**What is it in Current State Plan:**

PA1

**What is it in Preliminary State Plan:**

PA5

**Municipalities Affected:**

Fair Haven Boro;

**Data Source:****Staff Response:**

As this area constitutes the borough's commercial core, this change is appropriate.





## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	55014
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 92, ASBURY PARK NJ

**Proposed Change:**

*Planning Area*                      From: PA5                      To: PA2

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

The area of the Allaire Airport should be PA2.

**What is it in Current State Plan:**

PA2, PA4, parkland

**What is it in Preliminary State Plan:**

PA2, PA4, PA5, parkland

**Municipalities Affected:**

Wall Twp; Howell Twp;

**Data Source:****Staff Response:**

The area south of Belmar Boulevard (the Allaire Airport site) will be PA2 (only north of Hurley Pond Road will be PA2); south of Hurley Pond Road will be PA5.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	55015
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 90, ADELPHIA NJ

**Proposed Change:**

*Planning Area*                      From: PA5                      To: PA2

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

Isaac's Settlement site - approved for 75 age-restricted units; adjacent land (part of this polygon, immediately north of Isaac's Settlement) is already developed and township eventually plans to tie them into sewer lines.

**What is it in Current State Plan:**

PA5 and PA2

**What is it in Preliminary State Plan:**

PA5

**Municipalities Affected:**

Freehold Twp;

**Data Source:****Staff Response:**

These changes are appropriate, given what is already developed in the area and what has been approved.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	55016
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 72, SOUTH AMBOY NJ-NY

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

This the Michael Weitz mediated settlement site, which is an affordable housing site. It should be PA2 with CES over wetlands.

**What is it in Current State Plan:**

PA2, PA3, PA5

**What is it in Preliminary State Plan:**

PA2 and PA5

**Municipalities Affected:**

Marlboro Twp;

**Data Source:****Staff Response:**

This change to PA2 will be made, and CES will be placed over the stream corridor and wetlands.

Note that 55016 overlaps sections of map change record #7225. 55016 will supersede these sections of 7225.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	55017
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 81, FREEHOLD NJ

**Proposed Change:**

*Planning Area*                      From: PA5                      To: PA2

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

This is the site of the 100% Affordable Municipally Sponsored Housing Project. It should be PA2 with CES over wetlands.

**What is it in Current State Plan:**

PA2 and PA3

**What is it in Preliminary State Plan:**

PA5

**Municipalities Affected:**

Marlboro Twp;

**Data Source:****Staff Response:**

This will be PA2, and CES will be placed on the wetlands in the northeastern section of the polygon.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	55018
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 81, FREEHOLD NJ

**Proposed Change:**

*Planning Area*

From:

To: PA2

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

Schmelzer affordable housing site - should be PA2 with CES over wetlands.

**What is it in Current State Plan:**

PA2

**What is it in Preliminary State Plan:**

PA5

**Municipalities Affected:**

Marlboro Twp;

**Data Source:****Staff Response:**

This polygon will be PA2 with CES over wetlands and the stream corridor.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	MONMOUTH COUNTY	Item No.	55020
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

**Quads Affected:****Proposed Change:**

CES

Add

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

Areas are undeveloped and contain wetlands.

**What is it in Current State Plan:**

PA1

**What is it in Preliminary State Plan:**

PA1

**Municipalities Affected:**

Shrewsbury Boro;

**Data Source:****Staff Response:**

It is appropriate to add CES coverage to these areas. Note that 55020 overlaps with map change #8317; 8317 constitutes the removal of a larger CES area, while 55020 shows the portions of 8317 which the county would like to keep under CES coverage.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	55021
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 92, ASBURY PARK NJ  
OSG Quad Number 91, FARMINGDALE NJ

**Proposed Change:**

*CES*                      Add

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

County has requested that area should be PA2, but stream corridor and associated wetlands should be covered by CES.

**What is it in Current State Plan:**

PA3 and PA5

**What is it in Preliminary State Plan:**

PA5

**Municipalities Affected:**

Tinton Falls Boro;

**Data Source:****Staff Response:**

This area will be covered by a CES.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	55022
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 92, ASBURY PARK NJ

**Proposed Change:**

*CES*

Add

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

County has requested that area should be PA2, but stream corridor and associated wetlands should be covered by CES.

**What is it in Current State Plan:**

PA3 and PA5

**What is it in Preliminary State Plan:**

PA5

**Municipalities Affected:**

Tinton Falls Boro;

**Data Source:****Staff Response:**

This area will be covered by a CES.





## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	55023
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 92, ASBURY PARK NJ

**Proposed Change:**

*CES*

Add

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

County has requested that the entire area become PA2, but that the stream corridor and associated wetlands be covered with a CES.

**What is it in Current State Plan:**

PA2, PA3, PA5

**What is it in Preliminary State Plan:**

PA2, PA5

**Municipalities Affected:**

Tinton Falls Boro;

**Data Source:****Staff Response:**

This area will be covered with a CES.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County: MONMOUTH COUNTY	Item No. 55024
Source: County Report	Approved by OSG Director:
NE #	Preliminary Staff Recommendation: Agreement

**Quads Affected:**

OSG Quad Number 92, ASBURY PARK NJ

**Proposed Change:**

*Planning Area*                      From: PA5                      To: PA2

**Acres:**

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

This the Avalan Bay affordable housing project.

**What is it in Current State Plan:**

PA2, PA5

**What is it in Preliminary State Plan:**

PA5

**Municipalities Affected:**

Tinton Falls Boro;

**Data Source:**

**Staff Response:**

This area will be PA2.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	55025
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 92, ASBURY PARK NJ  
OSG Quad Number 91, FARMINGDALE NJ

**Proposed Change:**

*Planning Area*                      From: PA5                      To: PA2

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

In the area between Shafto Road and Wardell Road, the borough is installing sewers and has zoning in place that accommodates development; this area is intended for a mix of uses.

**What is it in Current State Plan:**

PA2, PA3, PA5

**What is it in Preliminary State Plan:**

PA5

**Municipalities Affected:**

Tinton Falls Boro;

**Data Source:****Staff Response:**

This area will be PA2.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	55026
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 83, LONG BRANCH NJ

OSG Quad Number 92, ASBURY PARK NJ

**Proposed Change:**

*Planning Area*

From: PA5

To: PA2

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

Already developed and should be PA2.

**What is it in Current State Plan:**

PA2

**What is it in Preliminary State Plan:**

PA5

**Municipalities Affected:**

Tinton Falls Boro;

**Data Source:****Staff Response:**

The area is already developed and will be PA2.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County: MONMOUTH COUNTY	Item No. 55027
Source: County Report	Approved by OSG Director:
NE #	Preliminary Staff Recommendation: Agreement

**Quads Affected:**

OSG Quad Number 83, LONG BRANCH NJ

**Proposed Change:**

*Planning Area*                      From: Park                      To: PA2

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

This area is not a park; it is developed and should be PA2.

**What is it in Current State Plan:**

PA8

**What is it in Preliminary State Plan:**

PA8

**Municipalities Affected:**

Tinton Falls Boro;

**Data Source:****Staff Response:**

This area is developed and should be PA2.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	55028
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 83, LONG BRANCH NJ

**Proposed Change:**

*Planning Area*

From: PA5

To: PA2

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

This area is developed and should be PA2.

**What is it in Current State Plan:**

PA2 and PA5

**What is it in Preliminary State Plan:**

PA5

**Municipalities Affected:**

Tinton Falls Boro;

**Data Source:****Staff Response:**

This area will be PA2.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	55029
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 83, LONG BRANCH NJ

**Proposed Change:**

*Planning Area*

From: PA5

To: PA2

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

Area is developed and should be PA2.

**What is it in Current State Plan:**

PA5

**What is it in Preliminary State Plan:**

PA5

**Municipalities Affected:**

Tinton Falls Boro;

**Data Source:****Staff Response:**

These areas are developed and will be PA2.

Note that some wetlands show up in GIS mapping of the northernmost segments of 55029. In response to a request for more information from OSG about these areas, the county has provided documentation showing that the more northerly segments of 55029 have been subdivided for housing.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	97401
Source:	County Report	Approved by OSG Director:	
NE #	HCS_MD7	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 974, SANDY HOOK EAST

**Proposed Change:**

*HCS*

Add

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

Water Witch Club Historic District

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Middletown Twp;

**Data Source:****Staff Response:**

This is acceptable, pending proof of the district's presence on the State and National Registers of Historic Places.

**County response:**

According to the New Jersey SHPO website, the Water Witch Club Historic District was placed on the NRHP in 2004.

See NJ SHPO website at [http://www.state.nj.us/dep/hpo/1identify/nrsr\\_lists.htm](http://www.state.nj.us/dep/hpo/1identify/nrsr_lists.htm)

The County refers to Tab # 7320 of its Addendum Report for more information.





## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	98301
Source:	County Report	Approved by OSG Director:	
NE #	CES_D1	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 983, LONG BRANCH EAST

**Proposed Change:**

*CES*

Modify

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

New CES designation replaces existing CES along Poplar Brook; this includes all flood prone areas and wetlands.

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Deal Boro;

**Data Source:****Staff Response:**

This change would be redundant, as there is already CES on the wetlands.

**County response:**

There appears to be a misunderstanding between OSG and the County on this issues since the proposed amendment is not redundant because it expands upon the state's proposed/existing CES delineation;

Replace the proposed state CES delineation with the County's proposed CES delineation;

The County's CES delineation is more extensive and includes areas along Poplar Brook that are prone to flooding

**Following the staff-to-staff meeting:**

OSG staff agrees with the county's proposed change.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	7327
Source:	County Report	Approved by OSG Director:	
NE #	PAC_KP1	Preliminary Staff Recommendation:	Defer to Plan Endorsement

**Quads Affected:**

OSG Quad Number 73, KEYPORT NJ-NY

**Proposed Change:**

*Planning Area*                      From: PA5                      To: PA1

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

Change PA designation from PA5 to PA1; this site is being proposed as a brownfield remediation and redevelopment site; part of an OSG-funded revitalization / redevelopment plan for the Borough.

**What is it in Current State Plan:****What is it in Preliminary State Plan:**

PA5

**Municipalities Affected:**

Keyport Boro;

**Data Source:****Staff Response:**

Acceptable, but CES may be required on certain segments of the area. Delineation of the wetlands areas should take place within the context of Keyport's petition for plan endorsement.

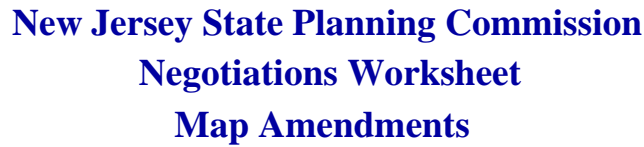
**County Response:**

The Aeromarine property is an abandoned manufacturing facility and landfill; this site has received a grant from DEP as a brownfield study area; the site has been declared an area in need of redevelopment;

The Borough of Keyport has approved a redevelopment plan for this site;

The County recommends changing this planning area from PA-5 to PA-1 and any environmental constraints should be represented as a CES;

Changes to other planning areas elsewhere in the county have been agreed to by OSG through the cross acceptance process.



**Quads Affected:**

**Proposed Change:**

**Acres:**

Reduce size so as not to include non-sewered / most CES areas of town (conceptual only).

### What is it in Preliminary State Plan:

Atlantic Highlands Boro;

**Staff Response:**

Center delineations are not changed through cross-acceptance.

County Response:

This center boundary modification is seen as a way to curb development in non-sewered, environmentally constrained areas of the Borough even though the center boundary designation will expire on January 7, 2008;

The municipality has an opportunity to retain its center designation and possibly modify it in accordance with the County's 2005 Cross Acceptance Report recommendation through the plan endorsement process;

The delineation or modification of center boundaries on the state plan, according to OSG, are not permitted through cross acceptance or regional plan endorsement and must be deferred to municipal plan endorsement only;

The County maintains the position that existing center boundaries should be modified in accordance with municipal and county recommendations through cross acceptance.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	MONMOUTH COUNTY	Item No.	8802
Source:	County Report	Approved by OSG Director:	
NE #	HCS_AT2	Preliminary Staff Recommendation:	Defer to Plan Endorsement

**Quads Affected:**

OSG Quad Number 88, ALLENTOWN NJ

**Proposed Change:**

*HCS*

Add

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

Historic vista as per Allentown NRI

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Allentown Boro;

**Data Source:****Staff Response:**

This is acceptable, pending proof of the district's presence on the State and National Registers of Historic Places.

**County response:**

Add the historic district to the SDRP Policy Map;

According to the SDRP, State or National Register of Historic Places distinction is not a requirement for HCS designation;

Historic Vistas, as shown in the Allentown Borough NRI, meet the SDRP "Features for Historic and Cultural Site Designation", ie. scenic vistas and corridors;

County scenic roadways meet the SDRP delineation criteria including 1) containing one or more of the requisite features; 2) having a configuration (linear or highly irregular) not conducive to application of Planning Area Policy Objectives; and 3) are identified in the municipal master plan or other documentation (Allentown NRI);

These Historic Vistas meet the intent of HCS designation according to the SDRP;

The County refers to Tab # 8802 of its Addendum Report for more information.

**Following staff-to-staff meeting:**

This issue should be addressed within the context of plan endorsement. Note that the county is preparing a regional study for this area which is ultimately intended to support plan endorsement.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	MONMOUTH COUNTY	Item No.	8803
Source:	County Report	Approved by OSG Director:	
NE #	HCS_AT3	Preliminary Staff Recommendation:	Defer to Plan Endorseme

**Quads Affected:**

OSG Quad Number 88, ALLENTOWN NJ

**Proposed Change:**

*HCS*

Add

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

Historic vista as per Allentown NRI.

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Allentown Boro;

**Data Source:****Staff Response:**

This is acceptable, pending proof of the district's presence on the State and National Registers of Historic Places.

**County response:**

Add the historic district to the SDRP Policy Map;

According to the SDRP, State or National Register of Historic Places distinction is not a requirement for HCS designation;

Historic Vistas, as shown in the Allentown Borough NRI, meet the SDRP "Features for Historic and Cultural Site Designation", ie. scenic vistas and corridors;

County scenic roadways meet the SDRP delineation criteria including 1) containing one or more of the requisite features; 2) having a configuration (linear or highly irregular) not conducive to application of Planning Area Policy Objectives; and 3) are identified in the municipal master plan or other documentation (Allentown NRI);

These Historic Vistas meet the intent of HCS designation according to the SDRP;

The County refers to Tab # 8802 of its Addendum Report for more information.

**Following staff-to-staff meeting:**

This issue should be addressed within the context of plan endorsement. Note that the county is preparing a regional study for this area which is ultimately intended to support plan endorsement.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	MONMOUTH COUNTY	Item No.	8804
Source:	County Report	Approved by OSG Director:	
NE #	HCS_AT4	Preliminary Staff Recommendation:	Defer to Plan Endorseme

**Quads Affected:**

OSG Quad Number 88, ALLENTOWN NJ

**Proposed Change:**

*HCS*

Add

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

Historic vista as per Allentown NRI.

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Allentown Boro;

**Data Source:****Staff Response:**

This is acceptable, pending proof of the district's presence on the State and National Registers of Historic Places.

**County response:**

Add the historic district to the SDRP Policy Map;

According to the SDRP, State or National Register of Historic Places distinction is not a requirement for HCS designation;

Historic Vistas, as shown in the Allentown Borough NRI, meet the SDRP "Features for Historic and Cultural Site Designation", ie. scenic vistas and corridors;

County scenic roadways meet the SDRP delineation criteria including 1) containing one or more of the requisite features; 2) having a configuration (linear or highly irregular) not conducive to application of Planning Area Policy Objectives; and 3) are identified in the municipal master plan or other documentation (Allentown NRI);

These Historic Vistas meet the intent of HCS designation according to the SDRP;

The County refers to Tab # 8802 of its Addendum Report for more information.

**Following staff-to-staff meeting:**

This issue should be addressed within the context of plan endorsement. Note that the county is preparing a regional study for this area which is ultimately intended to support plan endorsement.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	8805
Source:	County Report	Approved by OSG Director:	
NE #	HCS_AT5	Preliminary Staff Recommendation:	Defer to Plan Endorseme

**Quads Affected:**

OSG Quad Number 88, ALLENTOWN NJ

**Proposed Change:**

*HCS*

Add

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

Historic vista as per Allentown NRI.

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Allentown Boro;

**Data Source:****Staff Response:**

This is acceptable, pending proof of the district's presence on the State and National Registers of Historic Places.

**County Response:**

Add the historic district to the SDRP Policy Map;

According to the SDRP, State or National Register of Historic Places distinction is not a requirement for HCS designation;

Historic Vistas, as shown in the Allentown Borough NRI, meet the SDRP "Features for Historic and Cultural Site Designation", ie. scenic vistas and corridors;

County scenic roadways meet the SDRP delineation criteria including 1) containing one or more of the requisite features; 2) having a configuration (linear or highly irregular) not conducive to application of Planning Area Policy Objectives; and 3) are identified in the municipal master plan or other documentation (Allentown NRI);

These Historic Vistas meet the intent of HCS designation according to the SDRP;

The County refers to Tab # 8802 of its Addendum Report for more information.

**Following staff-to-staff meeting:**

This issue should be addressed within the context of plan endorsement. Note that the county is preparing a regional study for this area which is ultimately intended to support plan endorsement.



# New Jersey State Planning Commission

## Negotiations Worksheet

### Map Amendments

County:	MONMOUTH COUNTY	Item No.	9002
Source:	County Report	Approved by OSG Director:	
NE #	CTR_MC2	Preliminary Staff Recommendation:	Defer to Plan Endorseme

**Quads Affected:**

OSG Quad Number 90, ADELPHIA NJ  
OSG Quad Number 91, FARMINGDALE NJ

**Proposed Change:**

*Center Modification*

Add \_\_\_\_\_  
From: \_\_\_\_\_ To: \_\_\_\_\_

**Acres:**

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

## Freehold Regional Center Expansion (Western Monmouth Development Plan)

### What is it in Current State Plan:

### What is it in Preliminary State Plan:

### Municipalities Affected:

Howell Twp;

**Data Source:**

**Staff Response:**

New centers will be designated through plan endorsement.

County Response:

Freehold Regional Center Expansion; This center is identified in the Western Monmouth Development Plan which received a resolution of support from the municipality;  
The County maintains the position that center boundaries should be identified on the state plan in accordance with municipal and county recommendations through cross acceptance process and not be relegated entirely to plan endorsement.





# New Jersey State Planning Commission

## Negotiations Worksheet

### Map Amendments

County:	MONMOUTH COUNTY	Item No.	9003
Source:	County Report	Approved by OSG Director:	
NE #	CTR-MC3	Preliminary Staff Recommendation:	Defer to Plan Endorseme

**Quads Affected:**

OSG Quad Number 90, ADELPHIA NJ  
OSG Quad Number 91, FARMINGDALE NJ

**Proposed Change:**

*Center Modification*

Add \_\_\_\_\_  
From: \_\_\_\_\_ To: \_\_\_\_\_

**Acres:**

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

## Historic Adelphia Village Center (Western Monmouth Development Plan)

### What is it in Current State Plan:

### What is it in Preliminary State Plan:

### Municipalities Affected:

Howell Twp;

**Data Source:**

**Staff Response:**

New centers will be designated through plan endorsement.

County Response:

Historic Adelphia Village Center; This center is identified in the Western Monmouth Development Plan which received a resolution of support from the municipality; The County maintains the position that center boundaries should be identified on the state plan in accordance with municipal and county recommendations through cross acceptance process and not be relegated entirely to plan endorsement.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	9101
Source:	County Report	Approved by OSG Director:	
NE #	CTR_MC1	Preliminary Staff Recommendation:	Defer to Plan Endorsement

**Quads Affected:**

OSG Quad Number 91, FARMINGDALE NJ

**Proposed Change:**

*Center Modification*

Add

From:

To:

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

Farmingdale Village Center (Western Monmouth Development Plan)

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Farmingdale Boro;

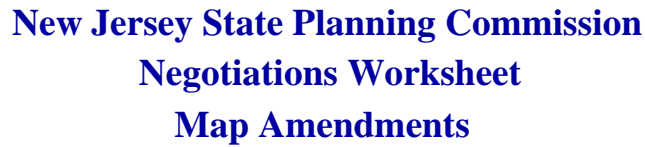
**Data Source:****Staff Response:**

New centers will be designated through plan endorsement.

**County Response:**

Farmingdale Village Center; This center is identified in the Western Monmouth Development Plan which received a resolution of support from the municipality;

The County maintains the position that center boundaries should be identified on the state plan in accordance with municipal and county recommendations through cross acceptance process and not be relegated entirely to plan endorsement.

Page 107 of 136



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	9201
Source:	County Report	Approved by OSG Director:	
NE #	PAC_W1	Preliminary Staff Recommendation:	Defer to Plan Endorseme

**Quads Affected:**

OSG Quad Number 92, ASBURY PARK NJ

**Proposed Change:**

*Core/Node*

Node

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

Identify as a node; Townhall / police / recreation fields and Intermediate School; previous SDRP

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Wall Twp;

**Data Source:****Staff Response:**

Nodes are not identified on this map.

**County Response:**

Retain nodes on the County Cross-Acceptance Map



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	9202
Source:	County Report	Approved by OSG Director:	
NE #	PAC_W2	Preliminary Staff Recommendation:	Defer to Plan Endorseme

**Quads Affected:**

OSG Quad Number 92, ASBURY PARK NJ

**Proposed Change:**

*Core/Node*

Node

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

Identify the Camp Evans area as a node; previous SDRP

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Wall Twp;

**Data Source:****Staff Response:**

Nodes will not be identified on this map.

**County Response:**

Retain nodes on the County Cross-Acceptance Map



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	9203
Source:	County Report	Approved by OSG Director:	
NE #	PAC_W3	Preliminary Staff Recommendation:	Defer to Plan Endorsement

**Quads Affected:**

OSG Quad Number 92, ASBURY PARK NJ

**Proposed Change:**

*Core/Node*

Core

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

Identify Allenwood Center as a core; previous SDRP

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Wall Twp;

**Data Source:****Staff Response:**

Cores are not identified on this map.

**County Response:**

Retain nodes on the County Cross-Acceptance Map



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	9204
Source:	County Report	Approved by OSG Director:	
NE #	PAC_W4	Preliminary Staff Recommendation:	Defer to Plan Endorsement

**Quads Affected:**

OSG Quad Number 92, ASBURY PARK NJ

**Proposed Change:**

*Core/Node*

Core

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

Identify Colfax Plaza as a core; previous SDRP.

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Wall Twp;

**Data Source:****Staff Response:**

Cores are not identified on this map.

**County Response:**

Retain nodes on the County Cross-Acceptance Map



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	9206
Source:	County Report	Approved by OSG Director:	
NE #	PAC_API	Preliminary Staff Recommendation:	Defer to Plan Endorseme

**Quads Affected:**

OSG Quad Number 92, ASBURY PARK NJ  
OSG Quad Number 992, ASBURY PARK EAST

**Proposed Change:**

*Planning Area*                      From: PA5                      To: PA1

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

Revert to PA1; other Monmouth County beaches are designated PA1 with CES overlay - this would be consistent.

**What is it in Current State Plan:**

PA1

**What is it in Preliminary State Plan:**

PA5

**Municipalities Affected:**

Asbury Park City;

**Data Source:****Staff Response:**

This area used to be PA1, but now it is Green Acres parkland. Additionally, issues pertaining to Asbury Park have been addressed in Asbury Park's petition for Plan Endorsement.





## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	MONMOUTH COUNTY	Item No.	10001
Source:	County Report	Approved by OSG Director:	
NE #	CTR_MC4	Preliminary Staff Recommendation:	Defer to Plan Endorsement

**Quads Affected:**

OSG Quad Number 100, LAKEWOOD NJ

OSG Quad Number 91, FARMINGDALE NJ

**Proposed Change:**

*Center Modification*

Add

From:

To:

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

Ramtown Village Center (Western Monmouth Development Plan)

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Howell Twp;

**Data Source:****Staff Response:**

Proposed Centers are not identified on this map at this time, however this can be added upon receipt of Plan Endorsement.

**County Response:**

Ramtown Village Center; This center is identified in the Western Monmouth Development Plan which received a resolution of support from the municipality;

The County maintains the position that center boundaries should be identified on the state plan in accordance with municipal and county recommendations through cross acceptance process and not be relegated entirely to plan endorsement.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County: MONMOUTH COUNTY	Item No. 55030
Source: County Report	Approved by OSG Director:
NE #	Preliminary Staff Recommendation: Defer to Plan Endorsement

**Quads Affected:**

OSG Quad Number 73, KEYPORT NJ-NY

**Proposed Change:**

*Planning Area*                      From: PA5                      To: PA1

**Acres:**

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

Browns Point Marina

**What is it in Current State Plan:**

PA5

**What is it in Preliminary State Plan:**

PA5

**Municipalities Affected:**

Keyport Boro;

**Data Source:**

**Staff Response:**

Planning area changes within Keyport will be resolved during the course of municipal Plan Endorsement.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County: MONMOUTH COUNTY	Item No. 55031
Source: County Report	Approved by OSG Director:
NE #	Preliminary Staff Recommendation: Defer to Plan Endorsement

**Quads Affected:**

OSG Quad Number 73, KEYPORT NJ-NY

**Proposed Change:**

*Planning Area*                      From: PA1                      To: PA5

**Acres:**

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

Browns Point Marina

**What is it in Current State Plan:**

PA1

**What is it in Preliminary State Plan:**

PA1

**Municipalities Affected:**

Keyport Boro;

**Data Source:**

**Staff Response:**

Planning area changes within Keyport will be resolved during the course of municipal Plan Endorsement.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	7224
Source:	County Report	Approved by OSG Director:	
NE #	RED_ABT2	Preliminary Staff Recommendation:	Disagreement

**Quads Affected:**

OSG Quad Number 72, SOUTH AMBOY NJ-NY

OSG Quad Number 73, KEYPORT NJ-NY

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

Mark Freneau Redevelopment Area on the map.

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Aberdeen Twp;

**Data Source:****Staff Response:**

Redevelopment areas are not a layer depicted on the State Plan Policy Map.

**County Response:**

Redevelopment areas should be shown on the SDRP Policy map;

Redevelopment areas can have an enormous impact on local and regional planning efforts and initiatives;

Redevelopment areas are given special consideration by state agencies for support and investment;

Redevelopment areas often include a large amount of public and private investment in infrastructure;

Redevelopment sites should fit in within the context of the state's development and redevelopment plan.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	7310
Source:	County Report	Approved by OSG Director:	
NE #	HCS_KP1	Preliminary Staff Recommendation:	Disagreement

**Quads Affected:**

OSG Quad Number 73, KEYPORT NJ-NY

**Proposed Change:**

*HCS*

Add

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

Browns Point Historic District

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Keyport Boro;

**Data Source:****Staff Response:**

This is acceptable, pending proof of the district's presence on the State and National Registers of Historic Places. (No documentation provided by county.)

**County Response:**

Add the historic district to the SDRP Policy Map;

According to the SDRP, State or National Register of Historic Places distinction is not a requirement for HCS designation;

Browns Point Historic District meets the intent of HCS designation according to the SDRP;

Browns Point Historic District meets the SDRP "Features for Historic and Cultural Site Designation", ie. historic sites and districts;

Browns Point Historic District meets the SDRP delineation criteria including 1) containing one or more of the requisite features; 2) less than one square mile in extent; 3) are identified in a municipal master plan or other documentation;

HCS can be mapped in any Planning Area as an overlay within a Planning Area (SDRP, 2001).

(County refers to its Addendum Report, Tab # 7310, for supplemental information.)



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	MONMOUTH COUNTY	Item No.	7312
Source:	County Report	Approved by OSG Director:	
NE #	HCS_KP3	Preliminary Staff Recommendation:	Disagreement

**Quads Affected:**

OSG Quad Number 73, KEYPORT NJ-NY

**Proposed Change:**

*HCS*

Add

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

Main Street Historic District

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Keyport Boro;

**Data Source:****Staff Response:**

This is acceptable, pending proof of the district's presence on the State and National Registers of Historic Places. (No documentation provided by county.)

**County Response:**

Add the historic district to the SDRP Policy Map;

According to the SDRP, State or National Register of Historic Places distinction is not a requirement for HCS designation;

Main Street Historic District meets the intent of HCS designation according to the SDRP;

Main Street Historic District meets the SDRP "Features for Historic and Cultural Site Designation", ie. historic sites and districts;

Main Street Historic District meets the SDRP delineation criteria including 1) containing one or more of the requisite features; 2) less than one square mile in extent; 3) are identified in a municipal master plan or other documentation;

HCS can be mapped in any Planning Area as an overlay within a Planning Area (SDRP, 2001).

(County refers to its Addendum Report, Tab # 7310, for supplemental information.)



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	MONMOUTH COUNTY	Item No.	7313
Source:	County Report	Approved by OSG Director:	
NE #	HCS_KP4	Preliminary Staff Recommendation:	Disagreement

**Quads Affected:**

OSG Quad Number 73, KEYPORT NJ-NY

**Proposed Change:**

*HCS*

Add

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

First Street Historic District.

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Keyport Boro;

**Data Source:****Staff Response:**

This is acceptable, pending proof of the district's presence on the State and National Registers of Historic Places. (No documentation provided by county.)

**County Response:**

Add the historic district to the SDRP Policy Map;

According to the SDRP, State or National Register of Historic Places distinction is not a requirement for HCS designation;

First Street Historic District meets the intent of HCS designation according to the SDRP;

First Street Historic District meets the SDRP "Features for Historic and Cultural Site Designation", ie. historic sites and districts;

First Street Historic District meets the SDRP delineation criteria including 1) containing one or more of the requisite features; 2) less than one square mile in extent; 3) are identified in a municipal master plan or other documentation;

HCS can be mapped in any Planning Area as an overlay within a Planning Area (SDRP, 2001). (County refers to its Addendum Report, Tab # 7310, for supplemental information.)



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	7317
Source:	County Report	Approved by OSG Director:	
NE #	PAC_HL2	Preliminary Staff Recommendation:	Disagreement

**Quads Affected:**

OSG Quad Number 73, KEYPORT NJ-NY

**Proposed Change:**

*Planning Area*

From: PA3

To: PA5

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

Change to PA5; this area is not planned for sewer and it is environmentally sensitive for water recharge for Mount Laurel and Wenonah Sand Aquifers.

**What is it in Current State Plan:**

PA5 according to the County; PA3 according to OSG

**What is it in Preliminary State Plan:**

PA3

**Municipalities Affected:**

Holmdel Twp;

**Data Source:****Staff Response:**

This area is already partially built out. Additionally, though the County has identified it as PA5 in the existing plan, it is actually PA3 in the existing plan, so the preliminary plan does not propose a change to the PA designation. However, CES will be added to forested stream corridors.

**County Response:**

Areas that are not partially built out and are located adjacent to PA-5 should be classified as PA-5





## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	7323
Source:	County Report	Approved by OSG Director:	
NE #	RED_ABT1	Preliminary Staff Recommendation:	Disagreement

**Quads Affected:**

OSG Quad Number 73, KEYPORT NJ-NY

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

Commerce and Transportation Redevelopment Area

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Aberdeen Twp;

**Data Source:****Staff Response:**

Redevelopment areas are not a layer depicted on the State Plan Policy Map.

**County Response:**

Redevelopment areas should be shown on the SDRP Policy map;

Redevelopment areas can have an enormous impact on local and regional planning efforts and initiatives;

Redevelopment areas are given special consideration by state agencies for support and investment;

Redevelopment areas often include a large amount of public and private investment in infrastructure;

Redevelopment sites should fit in within the context of the state's development and redevelopment plan.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	7324
Source:	County Report	Approved by OSG Director:	
NE #	RED_ABT3	Preliminary Staff Recommendation:	Disagreement

**Quads Affected:**

OSG Quad Number 73, KEYPORT NJ-NY

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

South River Metal Redevelopment Site.

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Aberdeen Twp;

**Data Source:****Staff Response:**

Redevelopment areas are not a layer depicted on the State Plan Policy Map.

**County Response:**

Redevelopment areas should be shown on the SDRP Policy map;

Redevelopment areas can have an enormous impact on local and regional planning efforts and initiatives;

Redevelopment areas are given special consideration by state agencies for support and investment;

Redevelopment areas often include a large amount of public and private investment in infrastructure;

Redevelopment sites should fit in within the context of the state's development and redevelopment plan.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	7325
Source:	County Report	Approved by OSG Director:	
NE #	RED_ABT4	Preliminary Staff Recommendation:	Disagreement

**Quads Affected:**

OSG Quad Number 73, KEYPORT NJ-NY

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

Anchor Glass Redevelopment Site.

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Aberdeen Twp;

**Data Source:****Staff Response:**

Redevelopment areas are not a layer depicted on the State Plan Policy Map.

**County Response:**

Redevelopment areas should be shown on the SDRP Policy map;

Redevelopment areas can have an enormous impact on local and regional planning efforts and initiatives;

Redevelopment areas are given special consideration by state agencies for support and investment;

Redevelopment areas often include a large amount of public and private investment in infrastructure;

Redevelopment sites should fit in within the context of the state's development and redevelopment plan.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	MONMOUTH COUNTY	Item No.	7326
Source:	County Report	Approved by OSG Director:	
NE #	RED_MT1	Preliminary Staff Recommendation:	Disagreement

**Quads Affected:**

OSG Quad Number 73, KEYPORT NJ-NY

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

Matawan Train Station Redevelopment Area.

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Matawan Boro;

**Data Source:****Staff Response:**

Redevelopment areas are not a layer depicted on the State Plan Policy Map.

**County response:**

Redevelopment areas should be shown on the SDRP Policy map;

Redevelopment areas can have an enormous impact on local and regional planning efforts and initiatives;

Redevelopment areas are given special consideration by state agencies for support and investment;

Redevelopment areas often include a large amount of public and private investment in infrastructure;

Redevelopment sites should fit in within the context of the state's development and redevelopment plan.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	7328
Source:	County Report	Approved by OSG Director:	
NE #	HCS_MT1	Preliminary Staff Recommendation:	Disagreement

**Quads Affected:**

OSG Quad Number 73, KEYPORT NJ-NY

**Proposed Change:**

*HCS*

Add

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

Add Matawan's Downtown Preservation District (HCS)

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Matawan Boro;

**Data Source:****Staff Response:**

This is acceptable, pending proof of the district's presence on the State and National Registers of Historic Places. (No documentation provided by county.)

**County response:**

Add the historic district to the SDRP Policy Map;

According to the SDRP, State or National Register of Historic Places distinction is not a requirement for HCS designation;

Downtown Historic District meets the intent of HCS designation according to the SDRP;

Downtown Historic District meets the SDRP "Features for Historic and Cultural Site

Designation", ie. historic sites and districts;

Downtown Historic District meets the SDRP delineation criteria including 1) containing one or more of the requisite features; 2) less than one square mile in extent; 3) are identified in a municipal master plan or other documentation;

HCS can be mapped in any Planning Area as an overlay within a Planning Area (SDRP, 2001).

(The County refers to its Addendum Report, Tab # 7328, for supplemental information.)



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	7410
Source:	County Report	Approved by OSG Director:	
NE #	HCS_AH1	Preliminary Staff Recommendation:	Disagreement

**Quads Affected:**

OSG Quad Number 74, SANDY HOOK NJ-NY

**Proposed Change:**

*HCS*

Add

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

Atlantic Highlands (Victoria Hill) Residential Historic District

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Atlantic Highlands Boro;

**Data Source:****Staff Response:**

This is acceptable, pending proof of the district's presence on the State and National Registers of Historic Places. (No documentation provided by county.)

**County Response:**

Add the historic district to the SDRP Policy Map;

According to the SDRP, State or National Register of Historic Places distinction is not a requirement for HCS designation;

Victoria Hill Historic District meets the intent of HCS designation according to the SDRP;

Victoria Hill Historic District meets the SDRP "Features for Historic and Cultural Site Designation", ie. historic sites and districts;

Victoria Hill Historic District meets the SDRP delineation criteria including 1) containing one or more of the requisite features; 2) less than one square mile in extent; 3) are identified in a municipal master plan or other documentation;

HCS can be mapped in any Planning Area as an overlay within a Planning Area (SDRP, 2001).

(The County refers to its Addendum Report, Tab # 7410, for supplemental information.)



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	7413
Source:	County Report	Approved by OSG Director:	
NE #	HCS_MD2	Preliminary Staff Recommendation:	Disagreement

**Quads Affected:**

OSG Quad Number 74, SANDY HOOK NJ-NY

**Proposed Change:**

*HCS*

Add

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

Chapel Hill Historic District

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Middletown Twp;

**Data Source:****Staff Response:**

This is acceptable, pending proof of the district's presence on the State and National Registers of Historic Places. (No documentation provided by county.)

**County response:**

Add the historic district to the SDRP Policy Map;

According to the SDRP, State or National Register of Historic Places distinction is not a requirement for HCS designation;

Chapel Hill Historic District meets the intent of HCS designation according to the SDRP;

Chapel Hill Historic District meets the SDRP "Features for Historic and Cultural Site

Designation," ie. historic sites and districts;

Chapel Hill Historic District meets the SDRP delineation criteria including 1) containing one or more of the requisite features; 2) less than one square mile in extent; 3) are identified in a municipal master plan or other documentation;

According to the Monmouth County Historic Sites Inventory, the Chapel Hill District is listed on or is eligible for the National or State Register of Historic Places

HCS can be mapped in any Planning Area as an overlay within a Planning Area (SDRP, 2001).

(County refers to Tab # 7320 of its Addendum Report for more information.)



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	8301
Source:	County Report	Approved by OSG Director:	
NE #	CES_FH1	Preliminary Staff Recommendation:	Disagreement

**Quads Affected:**

OSG Quad Number 83, LONG BRANCH NJ

**Proposed Change:**

*CES*

Add

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

Add contiguous wetlands along stream corridor

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Fair Haven Boro;

**Data Source:****Staff Response:**

Area is already PA5. Adding a CES is not necessary.





## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	8306
Source:	County Report	Approved by OSG Director:	
NE #	CES_SH9	Preliminary Staff Recommendation:	Disagreement

**Quads Affected:**

OSG Quad Number 83, LONG BRANCH NJ

**Proposed Change:**

*CES*

Delete

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

Remove new CES designation; area is already developed. (Additional information from the county indicates that the area was originally mislabeled as CES\_SH8, and that this is state-identified wetlands and should remain CES.)

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Shrewsbury Boro;

**Data Source:****Staff Response:**

This area contains wetlands; do not remove CES.

At the staff-to-staff meeting, the county provided a hard copy of a map showing the extent of the CES it would like removed in this area.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	8315
Source:	County Report	Approved by OSG Director:	
NE #	CES_SH6	Preliminary Staff Recommendation:	Disagreement

**Quads Affected:**

OSG Quad Number 83, LONG BRANCH NJ

**Proposed Change:**

*CES*

Delete

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

Remove new CES designation; area is already developed.

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Shrewsbury Boro;

**Data Source:****Staff Response:**

Undeveloped - do not delete CES. In followup discussions, the County agreed that this area is undeveloped, and should remain CES.

At the staff-to-staff meeting, the county provided OSG with hard copies of maps showing the extent of CES it would like to be removed.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	MONMOUTH COUNTY	Item No.	9001
Source:	County Report	Approved by OSG Director:	
NE #	PAC_FRT3	Preliminary Staff Recommendation:	Disagreement

**Quads Affected:**

OSG Quad Number 90, ADELPHIA NJ

**Proposed Change:**

*Planning Area*

From: Park

To: PA2

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

Change / revert back to PA2; this is a Township affordable housing site where 150 units are currently being constructed.

**What is it in Current State Plan:**

PA2

**What is it in Preliminary State Plan:**

PA8

**Municipalities Affected:**

Freehold Twp;

**Data Source:****Staff Response:**

County indicates that this is the site of a Freehold Township affordable housing project. According to the County, "This property will be added to portions of Block 91, Lot 56.01 for the Elton Corner Affordable Senior Residential development site." According to the County, Freehold Township has rezoned the area accordingly.

DEP has indicated that it will investigate the issue of why this site was assigned as parkland in the preliminary plan.

**County Response:**

NDEP should remove park designation from this site; Revert back to PA-2.

**Following staff-to-staff meeting:**

The built-up sections of the polygon will be PA2. Undeveloped sections of the polygon will be PA5.

May 25, 2007: Additional followup information from the county indicates that the area delineated as 9001 is actually parkland, and the affordable housing site is in the area of PA2 to the immediate west of 9001.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	9205
Source:	County Report	Approved by OSG Director:	
NE #	RED_AP2	Preliminary Staff Recommendation:	Disagreement

**Quads Affected:**

OSG Quad Number 92, ASBURY PARK NJ

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

Central Business District Redevelopment Area

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Asbury Park City;

**Data Source:****Staff Response:**

Redevelopment areas are not a layer depicted on the State Plan Policy Map.

**County Response:**

Redevelopment areas should be shown on the SDRP Policy map;

Redevelopment areas can have an enormous impact on local and regional planning efforts and initiatives;

Redevelopment areas are given special consideration by state agencies for support and investment;

Redevelopment areas often include a large amount of public and private investment in infrastructure;

Redevelopment sites should fit in within the context of the state's development and redevelopment plan.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	9207
Source:	County Report	Approved by OSG Director:	
NE #	RED_API	Preliminary Staff Recommendation:	Disagreement

**Quads Affected:**

OSG Quad Number 92, ASBURY PARK NJ  
OSG Quad Number 992, ASBURY PARK EAST

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

Waterfront Redevelopment Area

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Asbury Park City;

**Data Source:****Staff Response:**

Redevelopment areas are not a layer depicted on the State Plan Policy Map.

**County Response:**

Redevelopment areas should be shown on the SDRP Policy map;  
Redevelopment areas can have an enormous impact on local and regional planning efforts and initiatives;  
Redevelopment areas are given special consideration by state agencies for support and investment;  
Redevelopment areas often include a large amount of public and private investment in infrastructure;  
Redevelopment sites should fit in within the context of the state's development and redevelopment plan.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	MONMOUTH COUNTY	Item No.	9208
Source:	County Report	Approved by OSG Director:	
NE #	RED_BL1	Preliminary Staff Recommendation:	Disagreement

**Quads Affected:**

OSG Quad Number 92, ASBURY PARK NJ

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

Seaport Village Redevelopment Area

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Belmar Boro;

**Data Source:****Staff Response:**

Redevelopment areas are not a layer depicted on the State Plan Policy Map.

**County Response:**

Redevelopment areas should be shown on the SDRP Policy map;

Redevelopment areas can have an enormous impact on local and regional planning efforts and initiatives;

Redevelopment areas are given special consideration by state agencies for support and investment;

Redevelopment areas often include a large amount of public and private investment in infrastructure;

Redevelopment sites should fit in within the context of the state's development and redevelopment plan.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	9209
Source:	County Report	Approved by OSG Director:	
NE #	RED_W1	Preliminary Staff Recommendation:	Disagreement

**Quads Affected:**

OSG Quad Number 92, ASBURY PARK NJ

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

West Belmar Gateway Redevelopment Area

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Wall Twp;

**Data Source:****Staff Response:**

Redevelopment areas are not a layer depicted on the State Plan Policy Map.

**County Response:**

Redevelopment areas should be shown on the SDRP Policy map;

Redevelopment areas can have an enormous impact on local and regional planning efforts and initiatives;

Redevelopment areas are given special consideration by state agencies for support and investment;

Redevelopment areas often include a large amount of public and private investment in infrastructure;

Redevelopment sites should fit in within the context of the state's development and redevelopment plan.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MONMOUTH COUNTY	Item No.	98302
Source:	County Report	Approved by OSG Director:	
NE #	RED_LB1	Preliminary Staff Recommendation:	Disagreement

**Quads Affected:**

OSG Quad Number 983, LONG BRANCH EAST

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

Waterfront Redevelopment Area

**What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Long Branch City;

**Data Source:****Staff Response:**

Redevelopment areas are not a layer depicted on the State Plan Policy Map.

**County Response:**

Redevelopment areas should be shown on the SDRP Policy map;

Redevelopment areas can have an enormous impact on local and regional planning efforts and initiatives;

Redevelopment areas are given special consideration by state agencies for support and investment;

Redevelopment areas often include a large amount of public and private investment in infrastructure;

Redevelopment sites should fit in within the context of the state's development and redevelopment plan.