



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	OCEAN COUNTY	OSG Item No.	1
Source:	County Report	Approved by OSG Director	
NE Item No.	1	Preliminary Staff Recommendation:	Agreement

General Topic:

Transportation

County/NE Proposed Change to State Plan Section:

NE discusses traffic congestion as a general problem, but does not refer to Preliminary Plan

NE's report states that "the State Plan should support the restoration of passenger rail service as a project of statewide importance" (p4) with specific reference to the MOM line.

Lacey Rail-Trail Environmental Committee supports MOM service and also supports proposal to Ocean County by the Ocean County Transportation Advisory Board and Central Jersey Rail Coalition requesting consideration of light rail ("Rail with Trail") on existing right-of-way. (p3)

Preliminary State Plan Section as Currently Proposed:

2 Public Transportation Priorities

n/a

Section in Existing State Plan:

Transportation Policy 2, Public Transportation Priorities (p140), is the most relevant, as it discusses accessibility.

NE mentions interchange improvements underway or planned at Garden State Parkway. With NJDOT limiting expansion on Route 9, NE identifies the return of passenger rail service as the main alternative.

Additional Information Regarding Proposal:

n/a

Staff Response:

Transportation Policy on Public Transportation Priorities already emphasizes the need to support restoration of passenger rail service. NJ Transit's ongoing work for Middlesex-Ocean-Monmouth rail is indication of this policy's implementation to support growth in the region while reducing congestion.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	OCEAN COUNTY	OSG Item No.	2
Source:	County Report	Approved by OSG Director	
NE Item No.	2	Preliminary Staff Recommendation:	Agreement

General Topic:

Other

County/NE Proposed Change to State Plan Section:

Some municipalities submitted center petitions more than a year prior to the adoption of the Plan Endorsement Guidelines, and some of these petitions were never acted upon.

n/a

Preliminary State Plan Section as Currently Proposed:

I. Plan Endorsement

p7 discusses Plan Endorsement

Section in Existing State Plan:

p13 discusses Plan Endorsement

Additional Information Regarding Proposal:

n/a

Staff Response:

Applications for center designations were not reviewed as efficiently as they should have been. We have significantly improved this situation with Plan Endorsement. The PE process will be revised to make further enhancements in this regard.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	OCEAN COUNTY	OSG Item No.	3
Source:	County Report	Approved by OSG Director	
NE Item No.	3	Preliminary Staff Recommendation:	Agreement

General Topic:

Other

County/NE Proposed Change to State Plan Section:

Timing issue between expiration of interim coastal centers and adoption of Plan Endorsement Guidelines.

Municipalities that have petitioned for Plan Endorsement should have their center designations extended as a recognition of their good faith effort.

In its municipal report, Brick Township requests that approval for an extension of Center designation be granted through Cross-acceptance process. The township states that it is currently working towards applying for Initial Plan Endorsement.

Dover Twp would like to know if NJDEP will set up a mechanism by which communities can have their coastal center designations extended a reasonable amount of time in relation to the length of the Plan Endorsement process (p3 of municipal report in county report's Appendix 7).

Preliminary State Plan Section as Currently Proposed:

I. Plan Endorsement

p7 discusses Plan Endorsement

Section in Existing State Plan:

p13 discusses Plan Endorsement

Additional Information Regarding Proposal:

n/a

Staff Response:

OSG and DEP had negotiations on this issue, which resulted in new regulations temporarily extending coastal centers to March 15, 2006. For municipalities that submitted a complete Plan Endorsement petition by this date, the centers were extended another year to March 15, 2007.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	OCEAN COUNTY	OSG Item No.	7
Source:	County Report	Approved by OSG Director	
NE Item No.	7	Preliminary Staff Recommendation:	Agreement

General Topic:

InterGovernmental

County/NE Proposed Change to State Plan Section:

Consistency between the Pinelands Comprehensive Management Plan and the State Plan is an ongoing issue.

A recent MOU between the Pinelands and State Planning Commissions should help consistency between Pinelands designations and State Planning Areas.

Preliminary State Plan Section as Currently Proposed:

8. Ensure Sound and Integrated Planning and Implementation Statewide

p21

Section in Existing State Plan:

8. Ensure Sound and Integrated Planning and Implementation Statewide (p96). Also Pinelands Policy 2 Intergovernmental Coordination- State and Local (p169)

Additional Information Regarding Proposal:

n/a

Staff Response:**STATEWIDE ISSUE**

There must be closer coordination and integration of these regulations in the SDRP. When examining the consistency of plans through out all levels of government in the State, close attention must be paid to the impact that Pinelands, CAFRA, and Highlands have on the ability of local plans to relate with the State Plan.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	OCEAN COUNTY	OSG Item No.	8
Source:	County Report	Approved by OSG Director	
NE Item No.	8	Preliminary Staff Recommendation:	Agreement

General Topic:

InterGovernmental

County/NE Proposed Change to State Plan Section:

Pinelands and State Planning Commissions need to coordinate land use designations on either side of the Pinelands boundary, e.g. Cassville, where one side is Pinelands Village and the other is PAs 3 and 4.

Better coordination between Pinelands and State Planning Commissions.

Preliminary State Plan Section as Currently Proposed:

8. Ensure Sound and Integrated Planning and Implementation Statewide

p21

Section in Existing State Plan:

8. Ensure Sound and Integrated Planning and Implementation Statewide p96. Also Pinelands Policy 2 Intergovernmental Coordination- State and Local (p169)

Additional Information Regarding Proposal:

n/a

Staff Response:**STATEWIDE ISSUE**

There must be closer coordination and integration of these regulations in the SDRP. When examining the consistency of plans through out all levels of government in the State, close attention must be paid to the impact that Pinelands, CAFRA, and Highlands have on the ability of local plans to relate with the State Plan.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	OCEAN COUNTY	OSG Item No.	4
Source:	County Report	Approved by OSG Director	
NE Item No.	4	Preliminary Staff Recommendation:	Disagreement

General Topic:

Other

County/NE Proposed Change to State Plan Section:

Higher impervious coverage limits for Smart Growth Development Areas, which are similar to Centers, seem to be permitted only after Advanced Plan Endorsement is received, thereby restricting higher densities only to PA1 and existing Centers.

n/a

Preliminary State Plan Section as Currently Proposed:

I. Plan Endorsement

p7 discusses Plan Endorsement

Section in Existing State Plan:

p13 discusses Plan Endorsement

Additional Information Regarding Proposal:

n/a

Staff Response:

At present, those municipalities wishing to plan for higher densities can gain center designations via Initial Plan Endorsement for increased impervious surface coverage limit under the CAFRA rules . They do not have to wait to reach Advanced Plan Endorsement for this benefit. It should be noted however that OSG is currently revising Plan Endorsement into a single, more efficient process in place of Initial and Advanced.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	OCEAN COUNTY	OSG Item No.	5
Source:	County Report	Approved by OSG Director	
NE Item No.	5	Preliminary Staff Recommendation:	Disagreement

General Topic:

Housing

County/NE Proposed Change to State Plan Section:

Lack of PA1 areas and the expiration of CAFRA centers limit municipalities and developers from finding suitable sites for affordable housing, threatening chances of obtaining COAH certification.

n/a

Preliminary State Plan Section as Currently Proposed:

28 Municipalities and COAH Certification

n/a

Section in Existing State Plan:

NE does not refer to policy or plan but Housing Policy 28 on p139 is most relevant.

Additional Information Regarding Proposal:

n/a

Staff Response:

Municipalities can pursue Plan Endorsement to re-establish expired CAFRA centers or create new centers, which are especially suitable locations for new COAH housing.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	OCEAN COUNTY	OSG Item No.	9
Source:	County Report	Approved by OSG Director	
NE Item No.	9	Preliminary Staff Recommendation:	Disagreement

General Topic:

Other

County/NE Proposed Change to State Plan Section:

Population and employment projections from NJTPA. Disagreements with these projections to be discussed during the negotiation phase.

Some municipalities have offered alternative figures. There is consensus among municipalities that it is unrealistic to predict specific levels of growth past 2020.

Coordination with the Pinelands Commission and Pinelands Housing Task Force will be required to select a consistent set of projections.

Related municipal comments from municipal reports:

Brick Township disagrees with socioeconomic projections for the township provided by county. Brick proposes lower projections for itself on the basis of limited land available for development.

Dover Twp's concerned about the differences between the Dept of Labor and MPO projections for county population. The township also notes that the MPO projections provided via Ocean County are different from the State Plan's MPO figures. Dover Twp believes that the MPO projections provided by the County are more reflective of the likely level of growth in the Township in the coming decades. The township expects employment growth to follow population growth.

Lakewood estimates higher populations and provides general statement about accompanying commercial growth (p13 in Lakewood's report in County report's Appendix 7).

Letter from T&M Associates, consultant for Ocean Twp, discusses concern regarding the State's housing and employment projections. Township will conduct its own analysis and submit a reponse regarding the housing and employment projections.

Preliminary State Plan Section as Currently Proposed:

Appendix A. Population, Employment, Other Stats

pp37-38

Section in Existing State Plan:

Appendix A. Population, Employment, Other Stats pp283-285

Additional Information Regarding Proposal:

methodology

Staff Response:

STATEWIDE ISSUE

The OSG is legally bound to compile and publish projections. We feel that maintaining our 20-year time horizon

Friday, July 27, 2007

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NE Item No.	9	Preliminary Staff Recommendation:	Disagreement

across Plans is the most appropriate way to go about this to provide a framework for planning for New Jersey's future. Whenever possible, the Office of Smart Growth coordinates with other agencies to coordinate projections.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	OCEAN COUNTY	OSG Item No.	6
Source:	County Report	Approved by OSG Director	
NE Item No.	6	Preliminary Staff Recommendation:	Pending

General Topic:

Infrastructure (Not Trans)

County/NE Proposed Change to State Plan Section:

What to do with PAs 3, 4 and 5 that are unsewered but in sewer service areas.

In some cases, inconsistencies are apparent where wetlands or public open space are in sewer service areas.

In other cases, the assessment is less clear. Such areas should remain in the event that it becomes necessary to connect them to a sewer system. These areas should have appropriate development constraints and sound municipal master planning, and be consistent with previous 208 watershed planning.

[Public comment from American Littoral Society states that SSAs in PAs 3, 4 and 5 should be deleted. Leaving SSAs in creates an open door for future intensive development and environmental damage.]

Preliminary State Plan Section as Currently Proposed:

26 Infrastructure Investments and Sanitary Sewer Systems

n/a

Section in Existing State Plan:

26 Infrastructure Investments and Sanitary Sewer Systems p123

Additional Information Regarding Proposal:

n/a

Staff Response:

PROPOSED STATEWIDE ISSUE

Planning areas are not solely dependent upon existence or lack of infrastructure. Municipalities and counties are always entitled to revise their wastewater management plans through discussions with DEP.