



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

|         |                   |                                   |                         |
|---------|-------------------|-----------------------------------|-------------------------|
| County: | OCEAN COUNTY      | Item No.                          | 9907                    |
| Source: | County Report     | Approved by OSG Director:         |                         |
| NE #    | Manchester-99-2/2 | Preliminary Staff Recommendation: | Agree Conditional / Mod |

**Quads Affected:**

OSG Quad Number 99, LAKEHURST NJ

**Proposed Change:**

*Planning Area*                      From: PA5                      To: PA2

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

The boundaries of PA5 along the Toms River and its branches extend beyond what is classified as environmentally sensitive resource area. PA5 area sometimes extends 1000 feet from river to areas that are fully developed and do not contain environmental resource characteristics.

(NOTE: Public comment from Pinelands Preservation Alliance (T Lettman) saying developed area may be suitable for PA2 but undeveloped area should remain PA5).

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

PA5

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

PA5

**Municipalities Affected:**

Manchester Twp;

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

Agree to include developed areas only as PA2.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

|         |                   |                                   |                         |
|---------|-------------------|-----------------------------------|-------------------------|
| County: | OCEAN COUNTY      | Item No.                          | 9910                    |
| Source: | County Report     | Approved by OSG Director:         |                         |
| NE #    | Manchester-99-8/8 | Preliminary Staff Recommendation: | Agree Conditional / Mod |

**Quads Affected:**

OSG Quad Number 99, LAKEHURST NJ

**Proposed Change:**

*Planning Area*

From: PA5

To: PA2

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

The boundaries of PA5 along the Toms River and its branches extend beyond what is classified as environmentally sensitive resource area. PA5 area sometimes extends 1000 feet from river to areas that are fully developed and do not contain environmental resource characteristics.

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

PA5

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

PA5

**Municipalities Affected:**

Manchester Twp;

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

Conditional agreement. Developed and cleared areas will be added to adjacent PA2.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

|         |                   |                                   |                         |
|---------|-------------------|-----------------------------------|-------------------------|
| County: | OCEAN COUNTY      | Item No.                          | 9911                    |
| Source: | County Report     | Approved by OSG Director:         |                         |
| NE #    | Manchester-99-9/9 | Preliminary Staff Recommendation: | Agree Conditional / Mod |

**Quads Affected:**

OSG Quad Number 99, LAKEHURST NJ

**Proposed Change:**

*Planning Area*

From: PA5

To: PA2

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

The boundaries of PA5 along the Toms River and its branches extend beyond what is classified as environmentally sensitive resource area. PA5 area sometimes extends 1000 feet from river to areas that are fully developed and do not contain environmental resource characteristics.

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

PA5

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

PA5

**Municipalities Affected:**

Manchester Twp;

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

Partial agreement. Boundaries will be revised so that cleared areas can go to PA2.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

|         |                |                                   |                         |
|---------|----------------|-----------------------------------|-------------------------|
| County: | OCEAN COUNTY   | Item No.                          | 10002                   |
| Source: | County Report  | Approved by OSG Director:         |                         |
| NE #    | Dover-100-10/9 | Preliminary Staff Recommendation: | Agree Conditional / Mod |

**Quads Affected:**

OSG Quad Number 100, LAKEWOOD NJ

**Proposed Change:**

*Planning Area*                      From: PA5                      To: PA2

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

The April 2003 amendments to the Land Use Element proposed changes in the Hooper Avenue area between Fischer Boulevard and South Shore Drive. This Land Use Plan Amendment recommended the following properties for office use: Lots 7, 22, 34 and 40 in Block 442; Lot 25 in Block 442.15 and Lots 1, 2, 3 in Block 442.08. The State's Preliminary Policy Map shows this area within PA5 (Sewer Service Area) where it should be placed within the PA2 designation.

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

PA2

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

PA5

**Municipalities Affected:**

Toms River Twp;

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

Developed area should be changed back to PA2. The remainder should remain as PA5, due to existence of wetlands.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

|         |               |                                   |                         |
|---------|---------------|-----------------------------------|-------------------------|
| County: | OCEAN COUNTY  | Item No.                          | 10008                   |
| Source: | County Report | Approved by OSG Director:         |                         |
| NE #    | Brick-100-4/4 | Preliminary Staff Recommendation: | Agree Conditional / Mod |

**Quads Affected:**

OSG Quad Number 100, LAKEWOOD NJ

**Proposed Change:**

*Planning Area*                      From: PA5                      To: Park

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

Change to Parks. This property is publicly owned park/conservation land.

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

PA5

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

PA5

**Municipalities Affected:**

Brick Twp;

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

Agree to change to park, though minor revisions needed to be made: 1) park's western boundary should be the road, not crossing it; 2) park also includes 1-2 developed residential lots so this should be left out. The adjacent PA5 covers residential development to the south and north; boundaries should be revised so that these developed areas are in PA2 instead.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

|         |               |                                   |                         |
|---------|---------------|-----------------------------------|-------------------------|
| County: | OCEAN COUNTY  | Item No.                          | 10009                   |
| Source: | County Report | Approved by OSG Director:         |                         |
| NE #    | Brick-100-5/5 | Preliminary Staff Recommendation: | Agree Conditional / Mod |

**Quads Affected:**

OSG Quad Number 100, LAKEWOOD NJ

**Proposed Change:**

*Planning Area*

From: PA5

To: Park

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

Change to Parks. This property is publicly owned park/conservation land.

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

PA5

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

PA5

**Municipalities Affected:**

Brick Twp;

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

Agree, except boundaries are somewhat unclear and include housing at the tips (northwest, southeast, east). The county will need to clarify the intention of the township regarding these residential properties.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

|         |                   |                                   |                         |
|---------|-------------------|-----------------------------------|-------------------------|
| County: | OCEAN COUNTY      | Item No.                          | 11001                   |
| Source: | County Report     | Approved by OSG Director:         |                         |
| NE #    | Berkeley-110-1/12 | Preliminary Staff Recommendation: | Agree Conditional / Mod |

**Quads Affected:**

OSG Quad Number 110, TOMS RIVER NJ  
OSG Quad Number 111, SEASIDE PARK NJ

**Proposed Change:**

*Planning Area*                      From: PA5                      To: PA2

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

On the Toms River Quad, PA 5 to PA 2. This area is already developed and should not be designated as environmentally sensitive. The area extends onto the Seaside Park Quad.

(NOTE: Public comment from Americal Littoral Society stating that there should be close review of environmental data for Berkeley's proposed PA2 changes).

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

PA5

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

PA5

**Municipalities Affected:**

Berkeley Twp;

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

Agree with change to PA2 for most of area, which is developed. The area should be joined to PA2 to the west. Eastern tip is undeveloped according to aerial photos and therefore should remain part of PA5.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

|         |               |                                   |                         |
|---------|---------------|-----------------------------------|-------------------------|
| County: | OCEAN COUNTY  | Item No.                          | 11104                   |
| Source: | County Report | Approved by OSG Director:         |                         |
| NE #    | Dover-111-2/3 | Preliminary Staff Recommendation: | Agree Conditional / Mod |

**Quads Affected:**

OSG Quad Number 111, SEASIDE PARK NJ

**Proposed Change:**

*Planning Area*

From: PA5B

To: Park

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

Bayside Park is not identified within the Parks and Natural Areas designation but it should be. It appears that nearby Stooling Point island was mistakenly labeled this designation instead.

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

PA5B

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

PA5B

**Municipalities Affected:**

Toms River Twp;

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

Agree with change but boundaries need to be clarified and fixed.





## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

|         |               |                                   |                         |
|---------|---------------|-----------------------------------|-------------------------|
| County: | OCEAN COUNTY  | Item No.                          | 11106                   |
| Source: | County Report | Approved by OSG Director:         |                         |
| NE #    | Dover-111-5/6 | Preliminary Staff Recommendation: | Agree Conditional / Mod |

**Quads Affected:**

OSG Quad Number 111, SEASIDE PARK NJ

**Proposed Change:**

*Planning Area*                      From: PA5B                      To: Park

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

Chadwick Beach Park is not identified within the Parks and Natural Areas designation, but it should be. It appears that nearby Little Sedge Island was mistakenly labeled this designation instead.

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

PA5b

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

PA5B

**Municipalities Affected:**

Toms River Twp;

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

Agree. But polygon is mislocated and misdrawn. The park is located about a block south.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

|         |                |                                   |           |
|---------|----------------|-----------------------------------|-----------|
| County: | OCEAN COUNTY   | Item No.                          | 8902      |
| Source: | County Report  | Approved by OSG Director:         |           |
| NE #    | Jackson-89-2/2 | Preliminary Staff Recommendation: | Agreement |

**Quads Affected:**

OSG Quad Number 89, ROOSEVELT NJ

**Proposed Change:**

*Planning Area*                      From: PA3                      To: Park

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

The Township is in agreement with the proposed Environmentally Sensitive planning area designation (previously PA2 and PA3) along the northern Township border, but much of the area should be designated as Park and Natural Areas, as it is publically owned. The following parcels are publicly owned and should be shown on the Roosevelt Quad as Parks & Natural Areas: Block 151.01 Lots 3, 4, 5, 6, 8, 10, 11, 12.01, 12.02, 12.03, 13, 14.01, 14.02, 14.03, 14.04, 14.05, 15, 16, 17.01, 21, 38, 38, 41.01, 41.02, 41.03, 41.04, Block 148.02 Lots 7,7.01,8,9,10 and Block 155 Lot 9.

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

PA3

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

PA3; PA3 and Park (new info)

**Municipalities Affected:**

Jackson Twp;

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

Agree.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

|         |                |                                   |           |
|---------|----------------|-----------------------------------|-----------|
| County: | OCEAN COUNTY   | Item No.                          | 9005      |
| Source: | County Report  | Approved by OSG Director:         |           |
| NE #    | Jackson-90-3/3 | Preliminary Staff Recommendation: | Agreement |

**Quads Affected:**

OSG Quad Number 90, ADELPHIA NJ

**Proposed Change:**

*Planning Area*

From: PA2

To: Park

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

The Township has purchased block 147.02, lot 2 (also referred to as lot 59.02) for recreation and open space. The town requests that the planning area be changed to Parks and Natural Areas.

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

PA2

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

PA2; PA2 and PA5 (new info)

**Municipalities Affected:**

Jackson Twp;

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

The county's proposed change overlaps significantly with the Preliminary Plan's proposed PA5 (new info - OSG number 100132). The PA5 shapefile should be adjusted to exclude the park.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

|         |                 |                                   |           |
|---------|-----------------|-----------------------------------|-----------|
| County: | OCEAN COUNTY    | Item No.                          | 9901      |
| Source: | County Report   | Approved by OSG Director:         |           |
| NE #    | Jackson-99-1/19 | Preliminary Staff Recommendation: | Agreement |

**Quads Affected:**

OSG Quad Number 90, ADELPHIA NJ

**Proposed Change:**

*Planning Area*

From: PA2

To: Park

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

On The Lakehurst Quad, the Township would like Block 80, Lot 12.01 designated as Parks & Natural Areas.

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

PA2

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

PA2

**Municipalities Affected:**

Jackson Twp;

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

Agree.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

|         |                   |                                   |           |
|---------|-------------------|-----------------------------------|-----------|
| County: | OCEAN COUNTY      | Item No.                          | 9906      |
| Source: | County Report     | Approved by OSG Director:         |           |
| NE #    | Manchester-99-1/1 | Preliminary Staff Recommendation: | Agreement |

**Quads Affected:**

OSG Quad Number 99, LAKEHURST NJ

**Proposed Change:**

*Planning Area*                      From: PA5                      To: PA2

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

The boundaries of PA5 along the Toms River and its branches extend beyond what is classified as environmentally sensitive resource area. PA5 area sometimes extends 1000 feet from river to areas that are fully developed and do not contain environmental resource characteristics.

(NOTE: Public comment from Pinelands Preservation Alliance (T Lettman) saying this area should remain PA5, because it was put aside as a 150-ft wetlands buffer in the CAFRA permit for the Renaissance Development).

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

PA5

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

PA5

**Municipalities Affected:**

Manchester Twp;

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

Agree. The area is completely cleared, and follows a 150-foot buffer around nearby wetlands.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

|         |                   |                                   |           |
|---------|-------------------|-----------------------------------|-----------|
| County: | OCEAN COUNTY      | Item No.                          | 9909      |
| Source: | County Report     | Approved by OSG Director:         |           |
| NE #    | Manchester-99-4/4 | Preliminary Staff Recommendation: | Agreement |

**Quads Affected:**

OSG Quad Number 99, LAKEHURST NJ

**Proposed Change:**

*Planning Area*

From: PA5

To: PA2

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

The boundaries of PA5 along the Toms River and its branches extend beyond what is classified as environmentally sensitive resource area. PA5 area sometimes extends 1000 feet from river to areas that are fully developed and do not contain environmental resource characteristics.

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

PA5

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

PA5

**Municipalities Affected:**

Manchester Twp;

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

Agree. Mostly cleared land should be added to adjacent PA2.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

|         |                    |                                   |           |
|---------|--------------------|-----------------------------------|-----------|
| County: | OCEAN COUNTY       | Item No.                          | 9912      |
| Source: | County Report      | Approved by OSG Director:         |           |
| NE #    | Manchester-99-10/1 | Preliminary Staff Recommendation: | Agreement |

**Quads Affected:**

OSG Quad Number 99, LAKEHURST NJ

**Proposed Change:**

*Planning Area*

From: PA2

To: PA5

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

Based on a review of the State Plan Map there area several undeveloped areas that are environmentally sensitive but are designated as PA2. These are areas within freshwater wetlands or buffer areas.

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

PA2

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

PA2

**Municipalities Affected:**

Manchester Twp;

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

OSG agrees with the town regarding potential environmental sensitivity of the area. It should be added to adjacent PA5, though boundaries need some refinement.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

|         |                    |                                   |           |
|---------|--------------------|-----------------------------------|-----------|
| County: | OCEAN COUNTY       | Item No.                          | 9913      |
| Source: | County Report      | Approved by OSG Director:         |           |
| NE #    | Manchester-99-11/1 | Preliminary Staff Recommendation: | Agreement |

**Quads Affected:**

OSG Quad Number 99, LAKEHURST NJ

**Proposed Change:**

*Planning Area*

From: PA5

To: PA2

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

The boundaries of PA5 along the Toms River and its branches extend beyond what is classified as environmentally sensitive resource area. PA5 area sometimes extends 1000 feet from river to areas that are fully developed and do not contain environmental resource characteristics.

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

PA5

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

PA5

**Municipalities Affected:**

Manchester Twp;

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

Area is developed as residential subdivision. Minor revisions needed for boundary.





## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

|         |                    |                                   |           |
|---------|--------------------|-----------------------------------|-----------|
| County: | OCEAN COUNTY       | Item No.                          | 9914      |
| Source: | County Report      | Approved by OSG Director:         |           |
| NE #    | Manchester-99-12/1 | Preliminary Staff Recommendation: | Agreement |

**Quads Affected:**

OSG Quad Number 99, LAKEHURST NJ

**Proposed Change:**

*Planning Area*

From: PA5

To: PA2

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

The boundaries of PA5 along the Toms River and its branches extend beyond what is classified as environmentally sensitive resource area. PA5 area sometimes extends 1000 feet from river to areas that are fully developed and do not contain environmental resource characteristics.

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

PA5

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

PA5

**Municipalities Affected:**

Manchester Twp;

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

Agree. Area is outside wetlands and mostly cleared, though boundaries need some revision.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

|         |                    |                                   |           |
|---------|--------------------|-----------------------------------|-----------|
| County: | OCEAN COUNTY       | Item No.                          | 9915      |
| Source: | County Report      | Approved by OSG Director:         |           |
| NE #    | Manchester-99-13/1 | Preliminary Staff Recommendation: | Agreement |

**Quads Affected:**

OSG Quad Number 99, LAKEHURST NJ

**Proposed Change:**

*Planning Area*

From: PA2

To: PA5

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

Based on a review of the State Plan Map there area several undeveloped areas that are environmentally sensitive but are designated as PA2. These are areas within freshwater wetlands or buffer areas.

(NOTE: Public comment from Pinelands Preservation Alliance (T Lettman) states area has road and two single-family homes and should remain PA2).

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

PA2

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

PA2

**Municipalities Affected:**

Manchester Twp;

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

Agree.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

|         |                    |                                   |           |
|---------|--------------------|-----------------------------------|-----------|
| County: | OCEAN COUNTY       | Item No.                          | 9918      |
| Source: | County Report      | Approved by OSG Director:         |           |
| NE #    | Manchester-99-16/1 | Preliminary Staff Recommendation: | Agreement |

**Quads Affected:**

OSG Quad Number 99, LAKEHURST NJ

**Proposed Change:**

*Planning Area*

From: PA5

To: PA2

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

The boundaries of PA5 along the Toms River and its branches extend beyond what is classified as environmentally sensitive resource area. PA5 area sometimes extends 1000 feet from river to areas that are fully developed and do not contain environmental resource characteristics.

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

PA5

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

PA5

**Municipalities Affected:**

Manchester Twp;

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

Agree. This area is part of a developed subdivision.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

|         |                    |                                   |           |
|---------|--------------------|-----------------------------------|-----------|
| County: | OCEAN COUNTY       | Item No.                          | 9919      |
| Source: | County Report      | Approved by OSG Director:         |           |
| NE #    | Manchester-99-17/1 | Preliminary Staff Recommendation: | Agreement |

**Quads Affected:**

OSG Quad Number 99, LAKEHURST NJ

**Proposed Change:**

*Planning Area*                      From: PA2                      To: PA5

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

Based on a review of the State Plan Map there are several undeveloped areas that are environmentally sensitive but are designated as PA2. These are areas within freshwater wetlands or buffer areas.

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

PA2 with CES

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

PA2 with CES

**Municipalities Affected:**

Manchester Twp; Lakehurst Boro;

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

Agree. Attach area to adjacent PA5 to the east.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

|         |                 |                                   |           |
|---------|-----------------|-----------------------------------|-----------|
| County: | OCEAN COUNTY    | Item No.                          | 10003     |
| Source: | County Report   | Approved by OSG Director:         |           |
| NE #    | Dover-100-11/10 | Preliminary Staff Recommendation: | Agreement |

**Quads Affected:**

OSG Quad Number 100, LAKEWOOD NJ

**Proposed Change:**

*Planning Area*                      From: PA2                      To: PA5

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

The Township's February 24, 2003 Land Use Element Amendment (regarding the Barnegat Bay Estuary) recommends that there be consideration of changing the SDRP designation of lots fronting on North Bay Avenue from PA2 to PA5. The State's Preliminary Policy Map appears to show that wetlands areas within these lots have been proposed for designation within PA5. The February 2003 Land Use Element Amendment, however, recommended that the entirety of these lots, located within the C/R-3 Zone, be considered for designation to PA5.

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

PA2

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

PA2

**Municipalities Affected:**

Toms River Twp;

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

Agree. New Park information from Preliminary Plan overlaps somewhat with the proposed PA5.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

|         |                 |                                   |           |
|---------|-----------------|-----------------------------------|-----------|
| County: | OCEAN COUNTY    | Item No.                          | 10004     |
| Source: | County Report   | Approved by OSG Director:         |           |
| NE #    | Dover-100-12/11 | Preliminary Staff Recommendation: | Agreement |

**Quads Affected:**

OSG Quad Number 100, LAKEWOOD NJ

**Proposed Change:**

*Planning Area*

From: PA2

To: PA5

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

The boundary of the PA5 area encompassing Ocean County College differed slightly from the Conservation/Residential designation on the Township's Land Use Plan as reflected in the February 2003 Land Use Element Amendment. Specifically, certain properties fronting Church Road (County Route 620) that are shown within the Township's Conservation/Residential land use designation and within the C/R-3 Zone are not placed within the PA5 planning area designation.

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

PA2

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

PA2

**Municipalities Affected:**

Toms River Twp;

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

Agree.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

|         |                 |                                   |           |
|---------|-----------------|-----------------------------------|-----------|
| County: | OCEAN COUNTY    | Item No.                          | 10005     |
| Source: | County Report   | Approved by OSG Director:         |           |
| NE #    | Dover-100-13/12 | Preliminary Staff Recommendation: | Agreement |

**Quads Affected:**

OSG Quad Number 100, LAKEWOOD NJ

**Proposed Change:**

*Planning Area*

From: PA2

To: Park

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

The Township's February 24, 2003 Land Use Element Amendment also recommends that Lots 4 through 6 and 26 in Block 442.15 and Lot 1 in Block 442.24 be designated within the Conservation/Residential land use category on the Township's Land Use Plan. This area is also identified as the EB Leone Conservation Area (County) and is located within the C/R-3 Zone. The State's Preliminary Policy Map currently shows the wetlands areas of these properties within a proposed CES. However, this area would be more appropriately placed within the Parks & Natural Areas designation.

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

PA2 with CES

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

PA2 with CES

**Municipalities Affected:**

Toms River Twp;

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

Agree.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

|         |               |                                   |           |
|---------|---------------|-----------------------------------|-----------|
| County: | OCEAN COUNTY  | Item No.                          | 10007     |
| Source: | County Report | Approved by OSG Director:         |           |
| NE #    | Brick-100-1/1 | Preliminary Staff Recommendation: | Agreement |

**Quads Affected:**

OSG Quad Number 100, LAKEWOOD NJ

**Proposed Change:**

*Planning Area*

From: PA2

To: Park

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

Change to Parks. This property is publicly owned park/conservation land.

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

PA2 with CES

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

PA2 with CES

**Municipalities Affected:**

Brick Twp;

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

Agree.





## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

|         |               |                                   |           |
|---------|---------------|-----------------------------------|-----------|
| County: | OCEAN COUNTY  | Item No.                          | 10010     |
| Source: | County Report | Approved by OSG Director:         |           |
| NE #    | Brick-100-6/6 | Preliminary Staff Recommendation: | Agreement |

**Quads Affected:**

OSG Quad Number 100, LAKEWOOD NJ

**Proposed Change:**

*Planning Area*

From: PA2

To: Park

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

Change to Parks. This property is publicly owned park/conservation land.

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

PA2

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

PA2

**Municipalities Affected:**

Brick Twp;

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

Agree.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

|         |                    |                                   |           |
|---------|--------------------|-----------------------------------|-----------|
| County: | OCEAN COUNTY       | Item No.                          | 10901     |
| Source: | County Report      | Approved by OSG Director:         |           |
| NE #    | Manchester-109-2/2 | Preliminary Staff Recommendation: | Agreement |

**Quads Affected:**

OSG Quad Number 109, KESWICK GROVE NJ

**Proposed Change:**

*Planning Area*                      From: PA5                      To: PA2

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

The boundaries of PA5 along the Toms River and its branches extend beyond what is classified as environmentally sensitive resource area. PA5 area sometimes extends 1000 feet from river to areas that are fully developed and do not contain environmental resource characteristics.

This area is the subject of litigation between Heritage Minerals and the State of New Jersey and the Secretary of the US Department of the Interior. The settlement agreement designates an area for development currently located in PA2 and PA5. The proposal for Cross-acceptance is to revise the State Plan map to be consistent with the settlement agreement based on a specific plan map. The portion of the State Plan map proposed to be changed would be a PA5 located along Route 70 and west of the two dredge lakes. This area is proposed for development and should be revised to PA2 for consistency.

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

PA5, PA2; PA5 (new info)

**Municipalities Affected:**

Manchester Twp;

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

This area should already reflect changes from PA2 to PA5 and from PA5 to PA2 as provided for in SPC Resolution 2004-13 on the Heritage Minerals Tract.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

|         |                   |                                   |           |
|---------|-------------------|-----------------------------------|-----------|
| County: | OCEAN COUNTY      | Item No.                          | 11002     |
| Source: | County Report     | Approved by OSG Director:         |           |
| NE #    | Berkeley-110-2/13 | Preliminary Staff Recommendation: | Agreement |

**Quads Affected:**

OSG Quad Number 110, TOMS RIVER NJ

**Proposed Change:**

*Planning Area*

From: PA5

To: PA2

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

PA5 to PA2. This area is already developed and should not be designated as environmentally sensitive.

(NOTE: Public comment from Americal Littoral Society stating that there should be close review of environmental data for Berkley's proposed PA2 changes).

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

PA2

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

PA5

**Municipalities Affected:**

Berkeley Twp;

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

Agree. Area is developed similar to adjacent PA2.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

|         |               |                                   |           |
|---------|---------------|-----------------------------------|-----------|
| County: | OCEAN COUNTY  | Item No.                          | 11004     |
| Source: | County Report | Approved by OSG Director:         |           |
| NE #    | Dover-110-6/4 | Preliminary Staff Recommendation: | Agreement |

**Quads Affected:**

OSG Quad Number 110, TOMS RIVER NJ  
OSG Quad Number 111, SEASIDE PARK NJ

**Proposed Change:**

*Planning Area*                      From: Park                      To: Park

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

The boundaries of Cattus Island County Park differ on the State's plans than they do on the Township's Land Use Plan

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

PA5

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

Park

**Municipalities Affected:**

Toms River Twp;

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

Town's boundaries match the aerial photos better.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

|         |               |                                   |           |
|---------|---------------|-----------------------------------|-----------|
| County: | OCEAN COUNTY  | Item No.                          | 11005     |
| Source: | County Report | Approved by OSG Director:         |           |
| NE #    | Dover-110-7/5 | Preliminary Staff Recommendation: | Agreement |

**Quads Affected:**

OSG Quad Number 110, TOMS RIVER NJ

**Proposed Change:**

*Planning Area*

From: PA5

To: PA2

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

An area in the Bayview Heights Area is shown within PA5 Sewer Service Area. This area has been developed. PA2 would appear to be the appropriate designation for this area.

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

PA5

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

PA5

**Municipalities Affected:**

Toms River Twp;

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

The area is already developed and within sewer service area.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

|         |               |                                   |           |
|---------|---------------|-----------------------------------|-----------|
| County: | OCEAN COUNTY  | Item No.                          | 11006     |
| Source: | County Report | Approved by OSG Director:         |           |
| NE #    | Dover-110-1/7 | Preliminary Staff Recommendation: | Agreement |

**Quads Affected:**

OSG Quad Number 110, TOMS RIVER NJ

**Proposed Change:**

*Planning Area*

From: Park

To: PA5

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

The boundary of Winding River Park appears to differ from the boundary known to the Town to the area on the east side of Oak Ridge Parkway a couple hundred feet down from Coulter Street. This area is shown in the Parks and Natural Areas designation. This area is not known to be a park. It would appear that the PA5 designation would apply.

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

PA5

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

Park

**Municipalities Affected:**

Toms River Twp;

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

Agree, but boundary may need to be clarified.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

|         |                     |                                   |           |
|---------|---------------------|-----------------------------------|-----------|
| County: | OCEAN COUNTY        | Item No.                          | 11007     |
| Source: | County Report       | Approved by OSG Director:         |           |
| NE #    | Island Heights-110- | Preliminary Staff Recommendation: | Agreement |

**Quads Affected:**

OSG Quad Number 110, TOMS RIVER NJ

**Proposed Change:**

*Planning Area*

From: PA2

To: Park

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

The Central Ave Bathing Beach should be changed from PA2 to a Parks/Natural Areas.

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

PA2

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

PA2

**Municipalities Affected:**

Island Heights Boro;

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

Agree.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

|         |                     |                                   |           |
|---------|---------------------|-----------------------------------|-----------|
| County: | OCEAN COUNTY        | Item No.                          | 11008     |
| Source: | County Report       | Approved by OSG Director:         |           |
| NE #    | Island Heights-110- | Preliminary Staff Recommendation: | Agreement |

**Quads Affected:**

OSG Quad Number 110, TOMS RIVER NJ

**Proposed Change:**

*Planning Area*

From: PA2

To: Park

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

The Central Ave Bathing Beach should be changed from PA2 to a Parks/Natural Areas.

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

PA2

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

PA2

**Municipalities Affected:**

Island Heights Boro;

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

Agree.





## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

|         |                     |                                   |           |
|---------|---------------------|-----------------------------------|-----------|
| County: | OCEAN COUNTY        | Item No.                          | 11009     |
| Source: | County Report       | Approved by OSG Director:         |           |
| NE #    | Island Heights-110- | Preliminary Staff Recommendation: | Agreement |

**Quads Affected:**

OSG Quad Number 110, TOMS RIVER NJ

**Proposed Change:**

*Planning Area*

From: PA2

To: Park

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

The Summit Bathing Beach should be changed from PA2 to a Parks/Natural Areas.

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

PA2

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

PA2

**Municipalities Affected:**

Island Heights Boro;

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

Agree.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

|         |                     |                                   |           |
|---------|---------------------|-----------------------------------|-----------|
| County: | OCEAN COUNTY        | Item No.                          | 11010     |
| Source: | County Report       | Approved by OSG Director:         |           |
| NE #    | Island Heights-110- | Preliminary Staff Recommendation: | Agreement |

**Quads Affected:**

OSG Quad Number 110, TOMS RIVER NJ

**Proposed Change:**

*Planning Area*

From: PA2

To: Park

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

Boy Scout Island should be changed from PA2 to a Parks/Natural Areas.

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

PA2

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

PA2

**Municipalities Affected:**

Island Heights Boro;

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

Agree.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

|         |                     |                                   |           |
|---------|---------------------|-----------------------------------|-----------|
| County: | OCEAN COUNTY        | Item No.                          | 11011     |
| Source: | County Report       | Approved by OSG Director:         |           |
| NE #    | Island Heights-110- | Preliminary Staff Recommendation: | Agreement |

**Quads Affected:**

OSG Quad Number 110, TOMS RIVER NJ

**Proposed Change:**

*Planning Area*

From: PA2

To: Park

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

The Betty Scammell Memorial Field should be changed from PA2 to a Parks/Natural Areas.

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

PA2

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

PA2

**Municipalities Affected:**

Island Heights Boro;

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

Agree.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

|         |                     |                                   |           |
|---------|---------------------|-----------------------------------|-----------|
| County: | OCEAN COUNTY        | Item No.                          | 11012     |
| Source: | County Report       | Approved by OSG Director:         |           |
| NE #    | Island Heights-110- | Preliminary Staff Recommendation: | Agreement |

**Quads Affected:**

OSG Quad Number 110, TOMS RIVER NJ

**Proposed Change:**

*Planning Area*

From: PA2

To: Park

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

The Borough Complex Field should be changed from PA2 to a Parks/Natural Areas.

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

PA2

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

PA2

**Municipalities Affected:**

Island Heights Boro;

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

Agree.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

|         |                     |                                   |           |
|---------|---------------------|-----------------------------------|-----------|
| County: | OCEAN COUNTY        | Item No.                          | 11013     |
| Source: | County Report       | Approved by OSG Director:         |           |
| NE #    | Island Heights-110- | Preliminary Staff Recommendation: | Agreement |

**Quads Affected:**

OSG Quad Number 110, TOMS RIVER NJ

**Proposed Change:**

*Planning Area*

From: PA2

To: Park

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

The Camp Meeting Grounds should be changed from PA2 to a Parks/Natural Areas.

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

PA2

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

PA2

**Municipalities Affected:**

Island Heights Boro;

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

Agree.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

|         |                    |                                   |           |
|---------|--------------------|-----------------------------------|-----------|
| County: | OCEAN COUNTY       | Item No.                          | 11014     |
| Source: | County Report      | Approved by OSG Director:         |           |
| NE #    | Manchester-110-1/1 | Preliminary Staff Recommendation: | Agreement |

**Quads Affected:**

OSG Quad Number 110, TOMS RIVER NJ

**Proposed Change:**

*Planning Area*

From: PA2

To: PA5

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

Based on a review of the State Plan Map there area several undeveloped areas that are environmentally sensitive but are designated as PA2. These are areas within freshwater wetlands or buffer areas.

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

PA2

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

PA2

**Municipalities Affected:**

Manchester Twp;

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

Agree.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

|         |               |                                   |           |
|---------|---------------|-----------------------------------|-----------|
| County: | OCEAN COUNTY  | Item No.                          | 11102     |
| Source: | County Report | Approved by OSG Director:         |           |
| NE #    | Dover-111-1/8 | Preliminary Staff Recommendation: | Agreement |

**Quads Affected:**

OSG Quad Number 111, SEASIDE PARK NJ

**Proposed Change:**

*Planning Area*

From: PA5

To: Park

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

Shelter Cove Township Park located at the terminus of Bay Avenue is shown within the PA5 Sewer Service Area designation whereas it should be shown within the Parks and Natural Areas designation.

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

PA5

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

PA5

**Municipalities Affected:**

Toms River Twp;

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

Agree. Aerial photos show tennis courts, ball fields, parking lots.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

|         |               |                                   |           |
|---------|---------------|-----------------------------------|-----------|
| County: | OCEAN COUNTY  | Item No.                          | 11103     |
| Source: | County Report | Approved by OSG Director:         |           |
| NE #    | Dover-111-3/4 | Preliminary Staff Recommendation: | Agreement |

**Quads Affected:**

OSG Quad Number 111, SEASIDE PARK NJ

**Proposed Change:**

*Planning Area*

From: Park

To: PA5

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

Stooling Point Island is shown in the Parks designation. This area is not known to be a park. It would appear that the existing PA5 designation would apply.

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

PA5

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

Park

**Municipalities Affected:**

Toms River Twp;

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

Agree.





## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

|         |               |                                   |           |
|---------|---------------|-----------------------------------|-----------|
| County: | OCEAN COUNTY  | Item No.                          | 11105     |
| Source: | County Report | Approved by OSG Director:         |           |
| NE #    | Dover-111-4/5 | Preliminary Staff Recommendation: | Agreement |

**Quads Affected:**

OSG Quad Number 111, SEASIDE PARK NJ

**Proposed Change:**

*Planning Area*                      From: Park                      To: PA5B

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

Little Sedge Island is shown in the Parks and Natural Areas designation. This area is not known to be a park. It would appear that this area should be within the PA5B designation.

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

PA5B

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

Park

**Municipalities Affected:**

Toms River Twp;

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

Agree.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

|         |                     |                                   |           |
|---------|---------------------|-----------------------------------|-----------|
| County: | OCEAN COUNTY        | Item No.                          | 11107     |
| Source: | County Report       | Approved by OSG Director:         |           |
| NE #    | Seaside Park-111-1/ | Preliminary Staff Recommendation: | Agreement |

**Quads Affected:**

OSG Quad Number 111, SEASIDE PARK NJ

**Proposed Change:**

*Planning Area*                      From: PA5B                      To: Park

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

Change portion of Planning Area 5 to Parks and Natural Area to reflect the purchase of property for the Borough Boat Basin and park.

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

PA5B

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

PA5B

**Municipalities Affected:**

Seaside Park Boro;

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

Agree, but polygon needs to be fixed.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

|         |               |                                   |           |
|---------|---------------|-----------------------------------|-----------|
| County: | OCEAN COUNTY  | Item No.                          | 12203     |
| Source: | County Report | Approved by OSG Director:         |           |
| NE #    | Lacey-122-2/2 | Preliminary Staff Recommendation: | Agreement |

**Quads Affected:**

OSG Quad Number 122, FORKED RIVER NJ

**Proposed Change:**

*Planning Area*                      From: PA5                      To: PA5

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

The Forked River Beach section of Lacey Township is currently designated as PA5. This area is a designated sewer service area with existing development, many of which are waterfront lots. The Township is concerned that the PA5 designation will negatively impact property owners who will require a CAFRA permit for reconstruction, expansion or infill development. The Township is seeking to change in this area to PA2, with exception to Block 102 Lot 5.02, which is designated wetlands and should remain PA5.

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

PA5

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

PA5

**Municipalities Affected:**

Lacey Twp;

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

Agree to keep Block 102 Lot 5.02 as PA5. Area is wholly wetlands and undeveloped.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

|         |               |                                   |           |
|---------|---------------|-----------------------------------|-----------|
| County: | OCEAN COUNTY  | Item No.                          | 12206     |
| Source: | County Report | Approved by OSG Director:         |           |
| NE #    | Lacey-122-4/4 | Preliminary Staff Recommendation: | Agreement |

**Quads Affected:**

OSG Quad Number 122, FORKED RIVER NJ

**Proposed Change:**

*Planning Area*

From: PA5

To: Park

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

There is a new County Park located near the end of Lacey Road that should be shown on the map as a Park & Natural Area.

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

PA5, and small area of PA2 to the west

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

PA5, and small area of PA2 to the west

**Municipalities Affected:**

Lacey Twp;

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

Agree.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

|         |                  |                                   |                           |
|---------|------------------|-----------------------------------|---------------------------|
| County: | OCEAN COUNTY     | Item No.                          | 9903                      |
| Source: | County Report    | Approved by OSG Director:         |                           |
| NE #    | Lakewood-99-1/21 | Preliminary Staff Recommendation: | Defer to Plan Endorsement |

**Quads Affected:**

OSG Quad Number 99, LAKEHURST NJ  
OSG Quad Number 100, LAKEWOOD NJ

**Proposed Change:**

*Planning Area*                      From: PA2                      To: PA1

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

On the Lakewood Quad, PA2/3 changed to PA1. Documentation for this change, which was requested by the Township, is presented in their Cross-Acceptance response document.

Lakewood's CA report (pp9-10) that it meets the State Plan criteria for population size, population density, physical size, and infrastructure. Lakewood requests the flexible application of adjacency rules. Lakewood also notes that Ocean County is the 7th most populous county in the state but does not have a PA1.

Lakewood's report also notes that the PA3 portion proposed for PA1 is part of the local UEZ, with parcels zoned for industrial, commercial and educational purposes (p11).

(NOTE: Public comment from American Littoral Society calling for impact and capacity analyses and to ensure that undeveloped lands to be included in a higher PA do not jeopardize local & regional natural resources.)

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

PA2, PA3

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

PA2, PA3

**Municipalities Affected:**

Lakewood Twp;

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

Defer to PE.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

|         |                  |                                   |                         |
|---------|------------------|-----------------------------------|-------------------------|
| County: | OCEAN COUNTY     | Item No.                          | 9904                    |
| Source: | County Report    | Approved by OSG Director:         |                         |
| NE #    | Lakewood-99-2/22 | Preliminary Staff Recommendation: | Defer to Plan Endorseme |

**Quads Affected:**

OSG Quad Number 99, LAKEHURST NJ  
OSG Quad Number 100, LAKEWOOD NJ

**Proposed Change:**

*Planning Area*                      From: PA3                      To: PA2

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

Lakewood's CA report does not provide justification for this change.

(NOTE: Public comment from American Littoral Society calling for impact and capacity analyses and to ensure that undeveloped lands to be included in a higher PA do not jeopardize local & regional natural resources.)

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

PA3

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

PA3

**Municipalities Affected:**

Lakewood Twp;

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

Defer to PE.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

|         |                  |                                   |                         |
|---------|------------------|-----------------------------------|-------------------------|
| County: | OCEAN COUNTY     | Item No.                          | 9905                    |
| Source: | County Report    | Approved by OSG Director:         |                         |
| NE #    | Lakewood-99-2/23 | Preliminary Staff Recommendation: | Defer to Plan Endorseme |

**Quads Affected:**

OSG Quad Number 99, LAKEHURST NJ  
OSG Quad Number 100, LAKEWOOD NJ

**Proposed Change:**

*Planning Area*                      From: PA3                      To: PA2

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

On the Lakewood Quad, PA3 changed to PA2. Age-restricted development at approx. 8 units per acre and golf course.

(NOTE: Public comment from American Littoral Society calling for impact and capacity analyses and to ensure that undeveloped lands to be included in a higher PA do not jeopardize local & regional natural resources.)

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

PA3

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

PA3

**Municipalities Affected:**

Lakewood Twp;

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

Defer to PE.



# New Jersey State Planning Commission

## Negotiations Worksheet

### Map Amendments

|         |                   |                                   |                         |
|---------|-------------------|-----------------------------------|-------------------------|
| County: | OCEAN COUNTY      | Item No.                          | 9908                    |
| Source: | County Report     | Approved by OSG Director:         |                         |
| NE #    | Manchester-99-3/3 | Preliminary Staff Recommendation: | Defer to Plan Endorseme |

**Quads Affected:**

OSG Quad Number 99, LAKEHURST NJ  
OSG Quad Number 100, LAKEWOOD NJ

**Proposed Change:**

*Center Modification*

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

**Acres:**

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

The Township proposes a Town Center along Routes 70 and 571. This area was the subject of extensive discussions between Manchester Township and Ocean County Landfill in the early 1990s in conjunction with the closing of the former Manchester Township Landfill and the relocation of the Little League Field by the Ocean County Landfill and C.J. Hess to its present location on Route 571. The portion of the Ocean County Landfill is suitable for future development of commercial and other uses following the completion of the landfill operation after 2010.

(NOTE: Public comment from Pinelands Preservation Alliance (T Lettman) saying uplands is developed but wetlands should remain PA2 and PA5. Public comment from Jay Shaw saying area should remain PA2 and PA5 ).

### What is it in Current State Plan:

PA5, PA2

### What is it in Preliminary State Plan:

PA5, PA2

**Municipalities Affected:**

Manchester Twp;

### Data Source:

**Staff Response:**

More Appropriate for PE  
Defer to Plan Endorsement.





## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

|         |                    |                                   |                         |
|---------|--------------------|-----------------------------------|-------------------------|
| County: | OCEAN COUNTY       | Item No.                          | 9920                    |
| Source: | County Report      | Approved by OSG Director:         |                         |
| NE #    | Manchester-99-18/1 | Preliminary Staff Recommendation: | Defer to Plan Endorseme |

**Quads Affected:**

OSG Quad Number 99, LAKEHURST NJ  
OSG Quad Number 109, KESWICK GROVE NJ

**Proposed Change:**

|                            |       |            |
|----------------------------|-------|------------|
| <i>Center Modification</i> | Add   | Designated |
|                            | From: | To:        |

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

Town Center proposed along Route 37.

(NOTE: Public comment from Pinelands Preservation Alliance (T Lettman) stating that this area should remain PA2 to be consistent with adjacent Pinelands designations and Heritage Minerals Tract).

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

PA5

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

PA5

**Municipalities Affected:**

Manchester Twp;

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

More Appropriate for PE

This is one of Manchester's proposed centers that should be addressed through Plan Endorsement. It should be noted that the center boundary overlaps with new Preliminary Plan changes to PA5 (OSG numbers 100620 and 100621).



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

|         |                |                                   |              |
|---------|----------------|-----------------------------------|--------------|
| County: | OCEAN COUNTY   | Item No.                          | 8903         |
| Source: | County Report  | Approved by OSG Director:         |              |
| NE #    | Jackson-89-3/3 | Preliminary Staff Recommendation: | Disagreement |

**Quads Affected:**

OSG Quad Number 89, ROOSEVELT NJ

**Proposed Change:**

*Planning Area*

From: PA3

To: PA2

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

On the Roosevelt Quad, Six Flags Great Adventure is designated as PA3 and is currently within the sewer service area, which is not shown on the State Delta Map. This theme park is an existing sewer service area, which is located in PA3. The area is not a fringe center, yet it has major infrastructure systems in place such as highway access, sewer and public water service and supporting commercial and service establishments. The Township proposes to redelineate the PA2 boundary from its current terminus along I-195 and southwest along Route 537. The potential Critical Environmental Site designations will provide protection for wetlands and threatened and endangered species. In addition to Great Adventure, the PA2 Area would include areas zoned for light manufacturing and highway commercial. The area has access to I-195 and appropriate development will encourage economic development to support the regional draw of Great Adventure and the Jackson Outlet Village.

(NOTE: Public comment from American Littoral Society stating that presence of large-scale development does not justify PA2 for the entire area. Tiny CES islands would not adequately protect endangered species. Any change to PA2 should await formal capacity and impact analyses).

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

PA3

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

PA3; PA3, PA5 and CES (new info)

**Municipalities Affected:**

Jackson Twp;

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

Developed areas such as the theme park and housing development will remain as PA3. Undeveloped areas include significant wetlands and should be changed to PA5 or have a CES overlay.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

|         |                |                                   |              |
|---------|----------------|-----------------------------------|--------------|
| County: | OCEAN COUNTY   | Item No.                          | 9004         |
| Source: | County Report  | Approved by OSG Director:         |              |
| NE #    | Jackson-90-2/2 | Preliminary Staff Recommendation: | Disagreement |

**Quads Affected:**

OSG Quad Number 90, ADELPHIA NJ

**Proposed Change:**

*Planning Area*

From: PA5

To: PA2

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

On the Adelphia Quad, there is an inconsistency indicated by sewer service area in the proposed PA5 area along the north side of Progress Place. The Township requests that the area that is located within the designated sewer service area be left in PA2. Preliminary fieldwork visits to that area indicate the area is not entirely wetland. The land north of this, where the sewer service inconsistency is also shown between Diamond Road and Cedar Swamp Road, is to be removed from the designated sewer service area as part of the Township's forthcoming Amendments to Ocean County WQMP.

(NOTE: Public comments from Steven Brodsky stating area has section dedicated to county's open space program; large lake at the end of Progress Place- headwater for Metedeconk River)

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

PA2

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

PA5

**Municipalities Affected:**

Jackson Twp;

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

Aerial photography and DEP wetlands data indicate that this area is entirely wetlands and should be PA5.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

|         |                |                                   |              |
|---------|----------------|-----------------------------------|--------------|
| County: | OCEAN COUNTY   | Item No.                          | 9801         |
| Source: | County Report  | Approved by OSG Director:         |              |
| NE #    | Jackson-98-1/1 | Preliminary Staff Recommendation: | Disagreement |

**Quads Affected:**

OSG Quad Number 98, CASSVILLE NJ

**Proposed Change:**

*Planning Area*                      From: PA3                      To: PA2

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

On the Cassville Quad, the area immediately north and south of the Pinelands boundary where Route 571 crosses Route 528 has been proposed as an Historic Village Commercial Zone (HVC) in the Township's Master Plan. Details on the HVC Zone are provided on page 2 of Jackson's Cross-Acceptance response document. The area is within the designated sewer service area, which is not depicted on the preliminary map. To date, sewers have not been extended into the Cassville Area of Jackson. The area south of the HVC Zone below the Pinelands boundary is a designated Pinelands Village. The Township is requesting that the HVC Zone be changed from PA 3 to PA2 and that the existing sewer service area be shown on the map.

(NOTE: Public comment from American Littoral Society stating that the town's justifications for PA2 are insufficient. Public comment from Deborah Ann Mazurek and James McLaughlin stating that area to the north is Pinelands Protection Area and area itself is in Forest Management Area of Pinelands National Reserve. Similar comments from Christine Leeman, Stan Greberis, Kenneth Gearman, etc. Public comment from the Sierra Club-Jersey Shore Group stating that area has T&E, is not contiguous to PA1; sewer service and old approvals for a Planned Retirement Community should not justify a PA2).

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

PA3 outside Pinelands; Pinelands Village

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

PA3 outside Pinelands, and Pinelands Village; PA3, PA5 and CES outside Pinelands, and Pinelands Village (new info)

**Municipalities Affected:**

Jackson Twp;

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

More Appropriate for PE

The Pinelands section is already a Pinelands Village and is under the jurisdiction of the Pinelands Commission. The county's proposed change overlaps with the Preliminary Plan's proposed PA5 (new info - OSG number 100151) and CES (OSG number 110543 and 110544). For the remaining area, the Township should consider creating a center through Plan Endorsement.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

|         |                 |                                   |              |
|---------|-----------------|-----------------------------------|--------------|
| County: | OCEAN COUNTY    | Item No.                          | 9902         |
| Source: | County Report   | Approved by OSG Director:         |              |
| NE #    | Jackson-99-2/20 | Preliminary Staff Recommendation: | Disagreement |

**Quads Affected:**

OSG Quad Number 90, ADELPHIA NJ

**Proposed Change:**

*Planning Area*                      From: PA4B                      To: PA2

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

Reason for change: On the Lakehurst Quad, there is an area bounded by Route 528, Leesville Road, Pleasant Grove Road and Route 527 that is currently designated as Rural/ Environmentally Sensitive (PA4B). Stream tributaries to the the Toms River traverse the area. The zoning designations are Neighborhood Commercial along West Veteran's Highway (CR 528) and three (3) acre single-family residential on the northern portion of the tract. It is unclear how or why this tract of land has been designated as Rural /Environmentally sensitive. In accordance with the State Plan (pgs. 214-215), the PA4B planning area is designed for rural planning areas that contain one or more environmentally sensitive features, and describes Rural/Environmentally Sensitive planning areas as those supportive of agriculture and other related economic development efforts that ensure a diversity within New Jersey. The underlying planning area, the Rural Planning Area is to be the guide for intended use and development patterns.

The area described above does not support active agriculture industry in a significant way. The largest properties on the northern side of the overall that were formerly farmed (block 84.01, lots 2.4.01, and 5.01), but at present are farmed only to attract wildlife for hunting and residential development is

proposed on the site. The appropriate patterns of development described in the State Plan would be difficult to implement on such a small scale, since this area is not bordered by other land in the PA4 Rural Planning

Area.

It is our contention that PA4B is not the most fitting planning area for this approximately 350 acre land mass. The area is adjacent (across Route 528) to the Pinelands Village of Van Hiseville, containing the municipal complex, Ocean County Library, Jackson Township High School, Switlik Elementary School,

the site proposed for a future middle school and the site for a future indoor recreation complex.

The lots currently located in the PA4B planning area would be ideally suited for additional neighborhood commercial uses. The land already contains the Colonial Arms Apartments (subsidized for veterans and

disabled individuals), a small restaurant and a medical office building. The Township proposes to include this area in the sewer service area (as indicated on map #5 and the Draft Northern WPCF map). The remaining areas will be protected by wetlands regulations, critical environmental site designation

and low density residential zoning.

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

Friday, July 27, 2007

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## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

|         |                 |                                   |              |
|---------|-----------------|-----------------------------------|--------------|
| County: | OCEAN COUNTY    | Item No.                          | 9902         |
| Source: | County Report   | Approved by OSG Director:         |              |
| NE #    | Jackson-99-2/20 | Preliminary Staff Recommendation: | Disagreement |

PA4B

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

PA4B

**Municipalities Affected:**

Jackson Twp;

**Data Source:**

**Staff Response:**

Southwest portion below the creek should be joined to adjacent PA3 to the south. The rest should be joined to PA5.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

|         |                    |                                   |              |
|---------|--------------------|-----------------------------------|--------------|
| County: | OCEAN COUNTY       | Item No.                          | 9916         |
| Source: | County Report      | Approved by OSG Director:         |              |
| NE #    | Manchester-99-14/1 | Preliminary Staff Recommendation: | Disagreement |

**Quads Affected:**

OSG Quad Number 99, LAKEHURST NJ

**Proposed Change:**

*Planning Area*                      From: PA5                      To: PA2

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

The boundaries of PA5 along the Toms River and its branches extend beyond what is classified as environmentally sensitive resource area. PA5 area sometimes extends 1000 feet from river to areas that are fully developed and do not contain environmental resource characteristics.

(NOTE: Public comment from Pinelands Preservation Alliance (T Lettman) states that area is prime aquifer recharge and habitat to the bald eagle)

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

PA5

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

PA5

**Municipalities Affected:**

Manchester Twp;

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

The area is undeveloped woodlands with T&E habitat.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

|         |                    |                                   |              |
|---------|--------------------|-----------------------------------|--------------|
| County: | OCEAN COUNTY       | Item No.                          | 9917         |
| Source: | County Report      | Approved by OSG Director:         |              |
| NE #    | Manchester-99-15/1 | Preliminary Staff Recommendation: | Disagreement |

**Quads Affected:**

OSG Quad Number 99, LAKEHURST NJ

**Proposed Change:**

*Planning Area*                      From: PA5                      To: PA2

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

The boundaries of PA5 along the Toms River and its branches extend beyond what is classified as environmentally sensitive resource area. PA5 area sometimes extends 1000 feet from river to areas that are fully developed and do not contain environmental resource characteristics.

(NOTE: Public comment from Pinelands Preservation Alliance (T Lettman) states that area is prime aquifer recharge and habitat to the bald eagle)

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

PA5

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

PA5

**Municipalities Affected:**

Manchester Twp;

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

The area is undeveloped woodlands with T&E habitat. Minor fixes will be made on the boundary in the southwest to follow residential lot lines.





## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

|         |                     |                                   |              |
|---------|---------------------|-----------------------------------|--------------|
| County: | OCEAN COUNTY        | Item No.                          | 10109        |
| Source: | County Report       | Approved by OSG Director:         |              |
| NE #    | Point Pleasant-101- | Preliminary Staff Recommendation: | Disagreement |

**Quads Affected:**

OSG Quad Number 101, POINT PLEASANT NJ

**Proposed Change:**

*Planning Area*

From: PA2

To: Park

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

NOTE: No mention of this change in the cross-acceptance report

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

PA2

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

PA2

**Municipalities Affected:**

Point Pleasant Boro;

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

Other

No mention of this change in the cross-acceptance report. The polygon is oddly shaped, not matching building lots, streets or natural features. This is likely an error.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

|         |                   |                                   |              |
|---------|-------------------|-----------------------------------|--------------|
| County: | OCEAN COUNTY      | Item No.                          | 11003        |
| Source: | County Report     | Approved by OSG Director:         |              |
| NE #    | Berkeley-110-3/14 | Preliminary Staff Recommendation: | Disagreement |

**Quads Affected:**

OSG Quad Number 110, TOMS RIVER NJ

**Proposed Change:**

*Planning Area*

From: PA5

To: PA2

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

PA5 to PA2. This area is already developed and should not be designated as environmentally sensitive.

(NOTE: Public comment from Americal Littoral Society stating that there should be close review of environmental data for Berkley's proposed PA2 changes).

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

PA5

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

PA5

**Municipalities Affected:**

Berkeley Twp;

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

Area is developed (boating/fishing facility?) but is too small and surrounded by PA5 marshes to warrant a change to PA2.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

|         |                  |                                   |              |
|---------|------------------|-----------------------------------|--------------|
| County: | OCEAN COUNTY     | Item No.                          | 11101        |
| Source: | County Report    | Approved by OSG Director:         |              |
| NE #    | Berkeley-111-1/1 | Preliminary Staff Recommendation: | Disagreement |

**Quads Affected:**

OSG Quad Number 111, SEASIDE PARK NJ

**Proposed Change:**

*Planning Area*

From: PA5

To: PA2

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

PA5 to PA2. This area is already developed and should not be designated as environmentally sensitive.

(NOTE: Public comment from Americal Littoral Society stating that there should be close review of environmental data for Berkley's proposed PA2 changes).

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

PA5

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

PA5

**Municipalities Affected:**

Berkeley Twp;

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

The area is too small and is surrounded by PA5. The area itself contains wetlands. Lastly, PA5 designation does not dictate that no development can occur, but rather suggests that planned densities and land uses recognize environmental issues.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

|         |                  |                                   |              |
|---------|------------------|-----------------------------------|--------------|
| County: | OCEAN COUNTY     | Item No.                          | 12201        |
| Source: | County Report    | Approved by OSG Director:         |              |
| NE #    | Berkeley-111-1/1 | Preliminary Staff Recommendation: | Disagreement |

**Quads Affected:**

OSG Quad Number 122, FORKED RIVER NJ

**Proposed Change:**

*Planning Area*

From: PA5

To: PA2

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

On the Seaside Park Quad, PA5 to PA2. This area is already developed and should not be designated as environmentally sensitive.

(NOTE: Public comment from Americal Littoral Society stating that there should be close review of environmental data for Berkley's proposed PA2 changes).

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

PA2

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

PA5

**Municipalities Affected:**

Berkeley Twp;

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

PA5 designation does not dictate that no development can exist or occur, but rather suggests that planned densities and land uses recognize environmental issues.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

|         |               |                                   |              |
|---------|---------------|-----------------------------------|--------------|
| County: | OCEAN COUNTY  | Item No.                          | 12202        |
| Source: | County Report | Approved by OSG Director:         |              |
| NE #    | Lacey-122-1/1 | Preliminary Staff Recommendation: | Disagreement |

**Quads Affected:**

OSG Quad Number 122, FORKED RIVER NJ

**Proposed Change:**

*Planning Area*

From: PA5

To: PA2

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

The existing Lacey Business Park and upland area west of the Business Park at Old Shore Rd & Challenger Way have been changed on the Preliminary Map from PA2 to PA5. This area is a designated sewer service area with existing development in it that is included in the Township CAFRA Center. There is also upland, developable land located to the west of the Business Park. The municipality objects to this proposed change.

(NOTE: Public comment from American Littoral Society disagrees with town/county. SSA and former CAFRA center does not justify PA change).

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

PA5 and PA2

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

PA5

**Municipalities Affected:**

Lacey Twp;

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

This area is directly northeast from the Oyster Creek nuclear generator and is confirmed habitat for pine snakes. The state cannot support development near an aging nuclear facility.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

|         |               |                                   |              |
|---------|---------------|-----------------------------------|--------------|
| County: | OCEAN COUNTY  | Item No.                          | 12204        |
| Source: | County Report | Approved by OSG Director:         |              |
| NE #    | Lacey-122-2/2 | Preliminary Staff Recommendation: | Disagreement |

**Quads Affected:**

OSG Quad Number 122, FORKED RIVER NJ

**Proposed Change:**

*Planning Area*

From: PA5

To: PA2

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

The Forked River Beach section of Lacey Township is currently designated as PA5. This area is a designated sewer service area with existing development, many of which are waterfront lots. The Township is concerned that the PA5 designation will negatively impact property owners who will require a CAFRA permit for reconstruction, expansion or infill development. The Township is seeking to change in this area to PA2, with exception to Block 102 Lot 5.02, which is designated wetlands and should remain PA5.

(NOTE: Public comment from American Littoral Society states that continued development impacts water supply, quality and T&E. The town should engage in a comprehensive NRI and environmental impact analysis)

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

PA5

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

PA5

**Municipalities Affected:**

Lacey Twp;

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

This area is directly across from an aging nuclear facility, and has only one bridge for ingress and egress. There is no available land for CAFRA-scale development, and all the existing homes are subject to individual permits if they choose to expand, and are not subject to the underlying planning area.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

|         |               |                                   |              |
|---------|---------------|-----------------------------------|--------------|
| County: | OCEAN COUNTY  | Item No.                          | 12205        |
| Source: | County Report | Approved by OSG Director:         |              |
| NE #    | Lacey-122-3/3 | Preliminary Staff Recommendation: | Disagreement |

**Quads Affected:**

OSG Quad Number 122, FORKED RIVER NJ

**Proposed Change:**

*Planning Area*                      From: PA5                      To: PA2

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

The area north of the of the South Branch of the Forked River and East of Route 9 should be designated as PA2 consistent with the approved designated sewer service area for the Township and its road frontage/accessibility to Route 9.

(NOTE: Public comment from American Littoral Society states that continued development impacts water supply, quality and T&E. The town should engage in a comprehensive NRI and environmental impact analysis)

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

PA5

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

PA5

**Municipalities Affected:**

Lacey Twp;

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

This area is located near an aging nuclear facility. The existence of infrastructure does not automatically dictate a change to a higher planning area.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

|         |                     |                                   |              |
|---------|---------------------|-----------------------------------|--------------|
| County: | OCEAN COUNTY        | Item No.                          | 13301        |
| Source: | County Report       | Approved by OSG Director:         |              |
| NE #    | Little Egg Harbor-1 | Preliminary Staff Recommendation: | Disagreement |

**Quads Affected:**

OSG Quad Number 133, OSWEGO LAKE NJ

OSG Quad Number 146, NEW GRETN A NJ

**Proposed Change:**

*Planning Area*

From: PA2

To: PA5

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

Change portion of PA2 to PA5; the indicated area of PA2 appears to be in error and should be indicated at PA5.

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

PA5

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

PA5

**Municipalities Affected:**

Little Egg Harbor Twp;

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

This area is already PA5 in both the existing and preliminary state plan maps.





## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

|         |                |                                   |         |
|---------|----------------|-----------------------------------|---------|
| County: | OCEAN COUNTY   | Item No.                          | 8901    |
| Source: | County Report  | Approved by OSG Director:         |         |
| NE #    | Jackson-89-1/1 | Preliminary Staff Recommendation: | Pending |

**Quads Affected:**

OSG Quad Number 89, ROOSEVELT NJ

**Proposed Change:**

*Planning Area*

From: Park

To: PA2

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

On the Roosevelt Quad, Block 151.01, Lot 40 is shown on the Preliminary Map as Parks & Natural Areas. This lot is privately owned, therefore- it should remain in PA2 consistent with its zoning as light manufacturing and consistent with surrounding parcels in PA2.

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

PA3

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

Park

**Municipalities Affected:**

Jackson Twp;

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

If the County can provide evidence that the lot is privately owned, then this area must be reviewed within the context of the surrounding proposed PA5 based on the new information. In the case of private ownership, OSG would recommend that the area be changed to PA5.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

|         |               |                                   |         |
|---------|---------------|-----------------------------------|---------|
| County: | OCEAN COUNTY  | Item No.                          | 10006   |
| Source: | County Report | Approved by OSG Director:         |         |
| NE #    | Dover-110-9/8 | Preliminary Staff Recommendation: | Pending |

**Quads Affected:**

OSG Quad Number 100, LAKEWOOD NJ  
OSG Quad Number 110, TOMS RIVER NJ

**Proposed Change:**

*Planning Area*                      From: PA5                      To: PA5

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

Addition of PA5 area located to the south and east of Hooper Avenue in the proximity of Fischer Boulevard. This area contains tributaries to Silver Bay. Placement of this area within PA5 would enlarge the PA5 designation of this area of the Township in that the area encompassed by Ocean County College Campus and the surrounding wetland areas and tributaries are already placed within the PA5 Planning Area.

The Township's February 24, 2003 Land Use Element Amendment recommended consideration of placing the entirety of the portion of the study area to the south of Hooper Avenue (exclusive of Block 443.25, Lots 48 and 49) into the PA5 Planning Area. The Preliminary Policy Map shows those areas of this portion of the study area that are occupied by wetlands within PA5 but not the entirety of this portion of the study area.

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

PA2

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

PA5

**Municipalities Affected:**

Toms River Twp;

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

For the most part, this change is already reflected in the Preliminary Map. There needs to be discussion as to whether certain areas should be PA2 with CES or PA5. A wholesale change to PA5 isolates a small section of PA2 to the east. The boundary proposed by the County also needs to be cleaned up based on aerial photography.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

|         |               |                                   |         |
|---------|---------------|-----------------------------------|---------|
| County: | OCEAN COUNTY  | Item No.                          | 10101   |
| Source: | County Report | Approved by OSG Director:         |         |
| NE #    | Brick-101-1/- | Preliminary Staff Recommendation: | Pending |

**Quads Affected:**

OSG Quad Number 101, POINT PLEASANT NJ

**Proposed Change:**

*Planning Area*

From:

To: Park

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

Change to Parks. This property is publicly owned park/conservation land.

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

Brick Twp;

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

Insufficient data- changes are not shown on map. JK has contacted county and consultant a number of times and this confusion has not been resolved.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

|         |               |                                   |         |
|---------|---------------|-----------------------------------|---------|
| County: | OCEAN COUNTY  | Item No.                          | 10102   |
| Source: | County Report | Approved by OSG Director:         |         |
| NE #    | Brick-101-2/- | Preliminary Staff Recommendation: | Pending |

**Quads Affected:**

OSG Quad Number 101, POINT PLEASANT NJ

**Proposed Change:**

*Planning Area*

From:

To: Park

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

Change to Parks. This property is publicly owned park/conservation land.

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

Brick Twp;

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

Insufficient data- changes are not shown on map. JK has contacted county and consultant a number of times and this confusion has not been resolved.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

|         |               |                                   |         |
|---------|---------------|-----------------------------------|---------|
| County: | OCEAN COUNTY  | Item No.                          | 10103   |
| Source: | County Report | Approved by OSG Director:         |         |
| NE #    | Brick-101-3/- | Preliminary Staff Recommendation: | Pending |

**Quads Affected:**

OSG Quad Number 101, POINT PLEASANT NJ

**Proposed Change:**

*Planning Area*

From:

To: Park

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

Change to Parks. This property is publicly owned park/conservation land.

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

Brick Twp;

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

Insufficient data- changes are not shown on map. JK has contacted county and consultant a number of times and this confusion has not been resolved.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

|         |               |                                   |         |
|---------|---------------|-----------------------------------|---------|
| County: | OCEAN COUNTY  | Item No.                          | 10104   |
| Source: | County Report | Approved by OSG Director:         |         |
| NE #    | Brick-101-4/- | Preliminary Staff Recommendation: | Pending |

**Quads Affected:**

OSG Quad Number 101, POINT PLEASANT NJ

**Proposed Change:**

*Planning Area*

From:

To: Park

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

Change to Parks. This property is publicly owned park/conservation land.

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

Brick Twp;

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

Insufficient data- changes are not shown on map. JK has contacted county and consultant a number of times and this confusion has not been resolved.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

|         |               |                                   |         |
|---------|---------------|-----------------------------------|---------|
| County: | OCEAN COUNTY  | Item No.                          | 10105   |
| Source: | County Report | Approved by OSG Director:         |         |
| NE #    | Brick-101-5/- | Preliminary Staff Recommendation: | Pending |

**Quads Affected:**

OSG Quad Number 101, POINT PLEASANT NJ

**Proposed Change:**

*Planning Area*

From:

To: Park

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

Change to Parks. This property is publicly owned park/conservation land.

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

Brick Twp;

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

Insufficient data- changes are not shown on map. JK has contacted county and consultant a number of times and this confusion has not been resolved.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

|         |               |                                   |         |
|---------|---------------|-----------------------------------|---------|
| County: | OCEAN COUNTY  | Item No.                          | 10106   |
| Source: | County Report | Approved by OSG Director:         |         |
| NE #    | Brick-101-6/- | Preliminary Staff Recommendation: | Pending |

**Quads Affected:**

OSG Quad Number 101, POINT PLEASANT NJ

**Proposed Change:**

*Planning Area*

From:

To: Park

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

Change to Parks. This property is publicly owned park/conservation land.

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

Brick Twp;

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

Insufficient data- changes are not shown on map. JK has contacted county and consultant a number of times and this confusion has not been resolved.





## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

|         |               |                                   |         |
|---------|---------------|-----------------------------------|---------|
| County: | OCEAN COUNTY  | Item No.                          | 10107   |
| Source: | County Report | Approved by OSG Director:         |         |
| NE #    | Brick-101-7/- | Preliminary Staff Recommendation: | Pending |

**Quads Affected:**

OSG Quad Number 101, POINT PLEASANT NJ

**Proposed Change:**

*Planning Area*

From:

To: Park

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

Change to Parks. This property is publicly owned park/conservation land.

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

Brick Twp;

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

Insufficient data- changes are not shown on map. JK has contacted county and consultant a number of times and this confusion has not been resolved.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

|         |               |                                   |         |
|---------|---------------|-----------------------------------|---------|
| County: | OCEAN COUNTY  | Item No.                          | 10108   |
| Source: | County Report | Approved by OSG Director:         |         |
| NE #    | Brick-101-8/- | Preliminary Staff Recommendation: | Pending |

**Quads Affected:**

OSG Quad Number 101, POINT PLEASANT NJ

**Proposed Change:**

*Planning Area*

From:

To: Park

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

Change to Parks. This property is publicly owned park/conservation land.

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

Brick Twp;

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

Insufficient data- changes are not shown on map. JK has contacted county and consultant a number of times and this confusion has not been resolved.