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**FINAL JUSTIFICATION
FOR STATE PLANNING COMMISSION INITIATED
MINOR MAP AMENDMENT**

Proposed Minor Map Amendment

The State Planning Commission has decided to initiate a minor map amendment to resolve a mapping issue in Manchester Township, Ocean County.

The map amendment would result in under 22 acres in Manchester Township to be changed from a Planning Area (PA) 5 to a Planning Area (PA) 2. Proposed parcels include portions of Block 30, lots 1.01 and 1.02 and Block 52, lots 2 and 4.

Public notice of the hearing concerning the proposed map amendment is being provided pursuant to N.J.A.C. 5:85-1.7(b).

Background Information & Existing Conditions

While designated Planning Area (PA) 5 since the last adoption of the plan in 2001, the area has been the subject of much analysis.

Ordinance 14-016 of Manchester Township rezoned subject parcels from Highway Development - 3 acres (HD-3) to Multi-Family 6 (MF-6). The request is to extend the adjacent Planning Area (PA2) to encompass the rezoned area. Sewer would only be extended to the upland portion of the property.

Water and sewer utilities are provided by Manchester Township owned water and sewer utility, both extendable via nearby utility infrastructure.

Justification for Consideration

The State Planning Rules at N.J.A.C. 5:85-8.3 allow the State Planning Commission to initiate amendments to the State Plan Policy Map based on new information related to the goals, strategies, and policies and delineation criteria of the State Plan provided that the new information alters the assumptions that were the basis for adopting the State Plan Policy Map for a particular area or areas. The State Planning Commission has determined that it should initiate a map amendment to the State Plan Policy Map in relation to the matter described above and this document is intended to serve as the justification to be prepared and distributed to appropriate municipalities, counties, State agencies and regional entities.

This change is predicated upon:

1. Flood Hazard Verification Approval (FHVA) has been received by NJDEP.
2. While the site does show in the Landscape Project, the Habitat Suitability Determination (HSD) provided in November 2013 concurred with the findings provided by the property owners environmental consultants that while the site may have some suitability for disbursing rattlesnakes from distant locales, the onsite habitat is not of great significance in maintaining timber rattlesnake populations in the area. As a result, the site is not recommended for exclusion from the sewer service area based solely on threatened and endangered (T&E) habitat concerns.
3. The Municipality and County have been made aware of this proposed amendment and have reported that the amendment would be consistent with the Municipal Master Plan and the Proposed County Wastewater Management Plan, pending DEP approval.
4. The map change is three quarters of a mile from the Pinelands Area, therefore not requiring Pinelands Commission review.

Public Hearing and Public Comment

A public hearing was held on Tuesday April 21, 2015 at the Manchester Municipal Building, 1 Colonial Drive, Manchester Township, NJ 08759. Over ten people showed up, with attendees including councilmen and women, a member of the planning board, and the planning director of the Ocean County Planning Board. Most were for the construction of the project. The one objection was from the Pinelands Preservation Alliance, which also submitted written comments.

Three sets of formal written comments were received; the aforementioned Pinelands Preservation Alliance, the Ocean County Planning Board and a concerned citizen with a house not in the vicinity of the project.

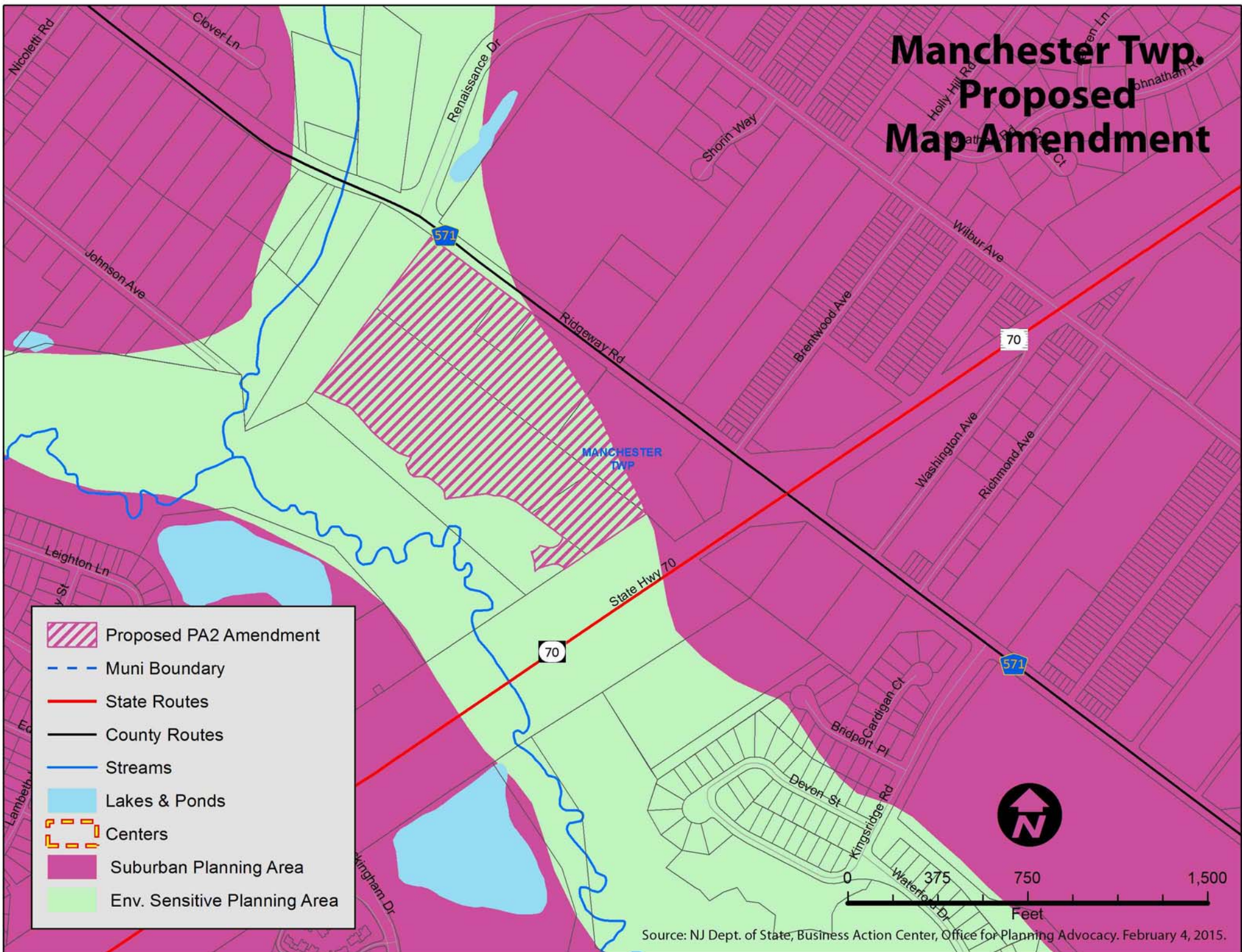
Supportive comments center around much of the justification highlighted under Justification in this document. Objections center around a site history generally associated with regional environmental protection efforts. All documentation can be found online associated with the Map Amendment.

Recommendation

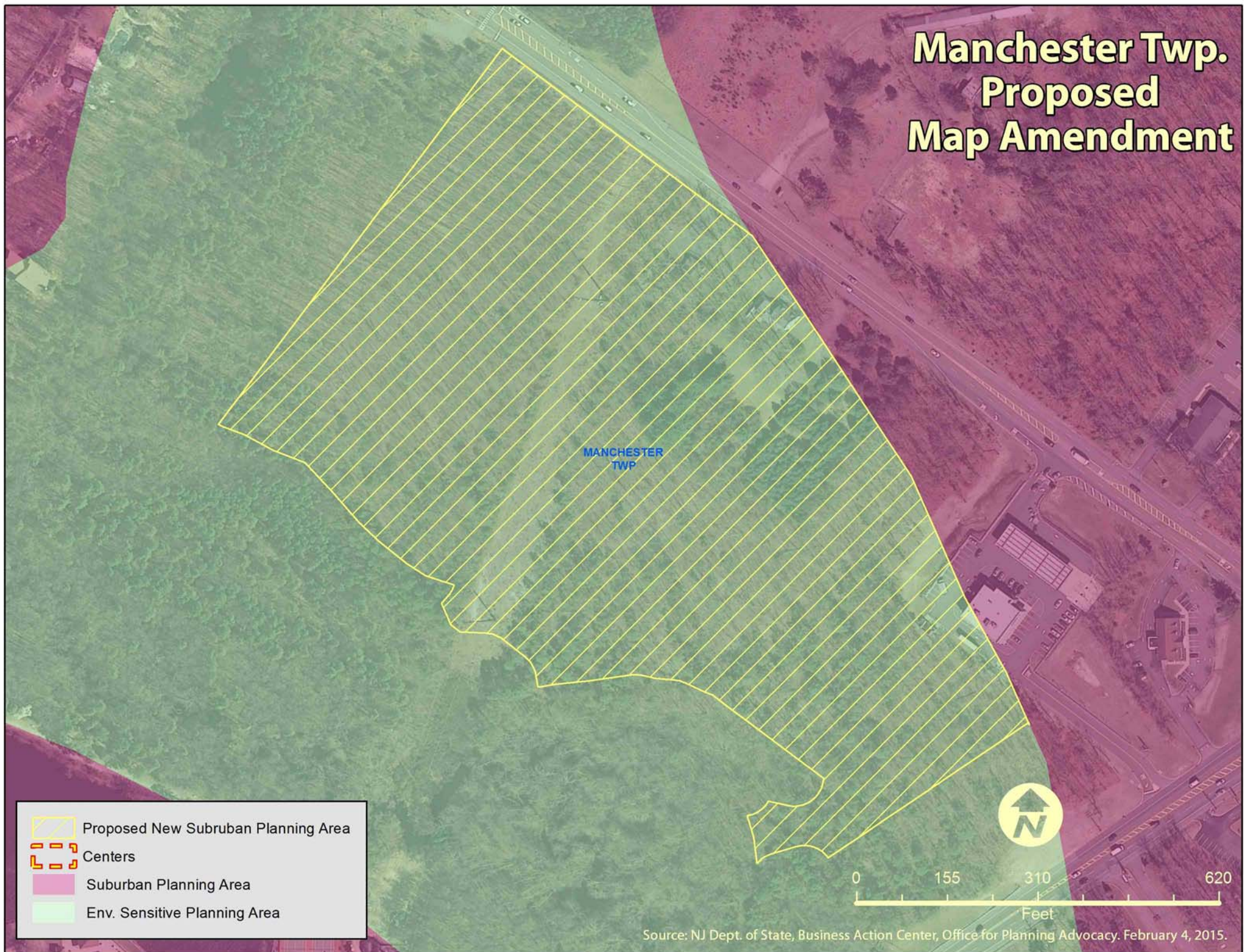
In response to the documentation received, staff in consultation with DEP made some reduction in the area associated with this Planning Area change, particularly where the stream corridor approaches the project most closely. This change is *not* intended nor expected to affect the completion of the project as previously stated.

Accordingly, the Office for Planning Advocacy recommends that this change be approved by the State Planning Commission.

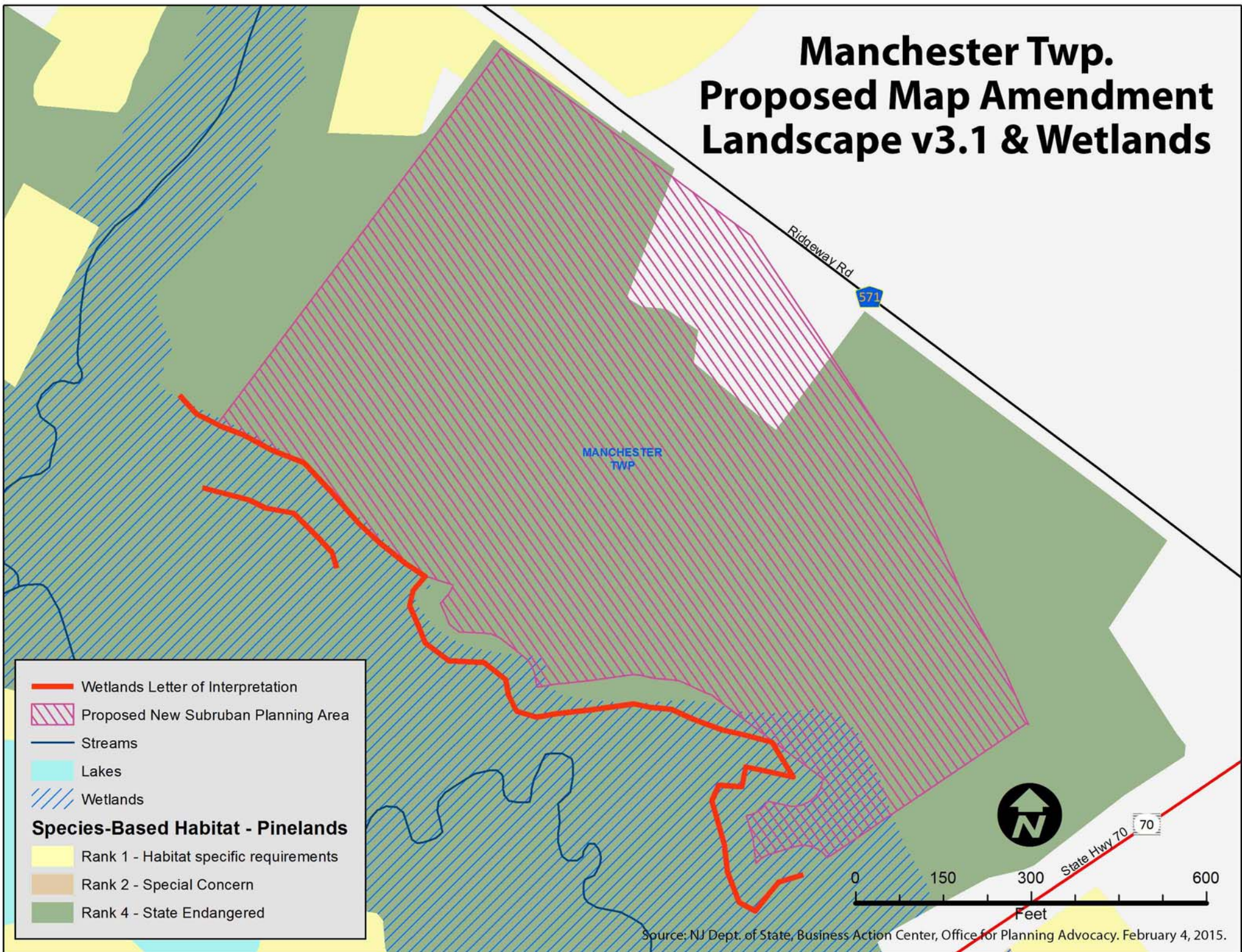
Manchester Twp. Proposed Map Amendment



Manchester Twp. Proposed Map Amendment



Manchester Twp. Proposed Map Amendment Landscape v3.1 & Wetlands



Manchester Twp. Proposed Map Amendment Regional View

