



State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
OFFICE OF SMART GROWTH
PO Box 204
TRENTON NJ 08625-0204

JON S. CORZINE
Governor

JOSEPH V. DORIA, JR.
Commissioner

BENJAMIN SPINELLI
Executive Director

March 13, 2009

The Honorable Kevin G. Sanders
Mayor, City of Asbury Park
One Municipal Plaza
Asbury Park, New Jersey 07712

RE: City of Asbury Park Initial Plan Endorsement –Biennial Monitoring Report

Dear Mayor Sanders:

As you know, the City of Asbury Park received Initial Plan Endorsement from the State Planning Commission (SPC) on May 18, 2005. In accordance with the State Planning Rules, N.J.A.C. 5:85-7.12 et seq., and the City's Planning Implementation Agreement (PIA) – Item F4, the City was required, by May 18, 2007 and biennially thereafter, to submit a report to the Office of Smart Growth (OSG) and the public concerning the terms of this PIA and related efforts pursuant to NJAC 5:85-7.12(c). Pursuant to N.J.A.C. 5:85-7.12(c), the first review occurred nearly two years ago, with the City receiving praise from the State Planning Commission on the progress it has made with the PIA.

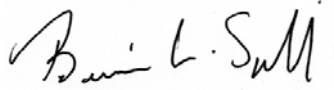
The biennial review is again upon us. In order to maintain compliance with the endorsement, OSG is requesting that the City provide an update on the PIA at the **May 20** SPC meeting. In order to comply and fulfill the requirements of PIA Item F4, the City must submit the following information to the Office of Smart Growth (OSG) by **April 15**:

1. A Biennial Monitoring Report that shall include copies of any revisions to the petitioner's plan, reexamination reports, Board of Adjustment annual reports, capital improvement programs or other programs submitted as part of the petition for plan endorsement, or other implementation measures adopted since endorsement by the SPC or the last report submitted and, in the report, provide a status of the City's PIA efforts and how these items are consistent with the State Development and Redevelopment Plan, the endorsed plan and the terms of the PIA pursuant to N.J.A.C. 5:85-7.12(b); and
2. Any requests for extensions to the PIA and justification thereto.

OSG recommends that the report take the same format that the City used for its previous one. By adequately addressing the PIA, OSG can assist in resolving any potential inconsistencies between the

endorsed plan and obstacles pertaining to its implementation. We have also recently met with Don Sammet, Asbury Park's Director of Planning and Redevelopment, to discuss further the City's development efforts over the past two years. If you have any questions or concerns, please feel free to contact Leigh Jones, Planner, at (609) 633-6119 or via email at Leigh.Jones@dca.state.nj.us.

Sincerely,



Benjamin L. Spinelli
Executive Director

BLS:lj

Enclosure:

Asbury Park City PIA (dated December 5, 2007)

cc:

Donald B. Sammet, PP/AICP, City Director of Planning and Redevelopment (*via e-mail*)

Karl Hartkopf, PP/AICP, Planning Director, OSG (*via e-mail*)

Leigh Jones, PP/AICP, Planner, OSG (*via email*)

State Agency Partners (*via e-mail*)

Asbury Park City Plan Endorsement File