



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

JON S. CORZINE  
Governor

JOSEPH V. DORIA, JR.  
Commissioner

JAMES SOUDER  
Interim Executive Director

July 16, 2009

The Honorable Stephen Acropolis  
Mayor, Brick Township  
401 Chambers Bridge Road  
Brick, New Jersey 08723

**RE: Brick Township Initial Plan Endorsement – Biennial Monitoring Report**

Dear Mayor Acropolis:

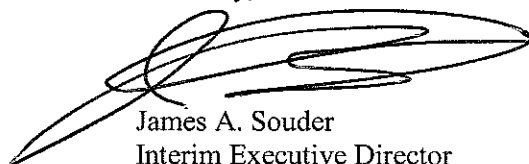
As you know, the Township of Brick received Initial Plan Endorsement by the State Planning Commission (SPC) on June 20, 2007. In accordance with the State Planning Rules, N.J.A.C. 5:85-7.22 et seq., and the Township's Planning Implementation Agreement (PIA) – Item A2, the Township is required to submit biennial monitoring reports to OSG and the public concerning the terms of this PIA and related efforts. As such, Brick Township is required to submit a biennial monitoring report by August 3, 2009.

The September 2009 SPC meeting is being held on September 16, 2009. Due to staff constraints and a full agenda, OSG will be presenting the biennial status update at the **September 16, 2009** SPC meeting. In order to comply and fulfill the requirements of PIA Item 1.4, the Township must submit the following information to the Office of Smart Growth (OSG) by **August 3, 2009**:

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 Township'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.

By adequately addressing the PIA, OSG can assist in resolving the current inconsistencies between the endorsed plan and obstacles pertaining to its implementation. If you have any questions or concerns, please feel free to contact Karl Hartkopf, Planning Director within OSG at (609) 984-9797 or via email at [khartkopf@dca.state.nj.us](mailto:khartkopf@dca.state.nj.us).

Sincerely,



James A. Souder  
Interim Executive Director

Brick Township Initial Plan Endorsement – Biennial Monitoring Report  
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Enclosure: Brick Township Planning & Implementation Agreement (PIA)

cc: Michael Fowler, P.P., AICP, Planning Director, Brick Township  
Tara Paxton, P.P., AICP, Assistant Planner, Brick Township  
Karl Hartkopf, P.P., AICP, Planning Director, OSG  
Lorissa Whitaker, Principal Planner, OSG  
Leigh Jones, Planner, OSG  
State Agency Partners (*via e-mail*)  
Brick Township Plan Endorsement File

# Brick Township - Planning and Implementation Agreement

Adopted by the State Planning Commission on June 20, 2007

Topic	#	Subtopic	Activity (local action unless otherwise indicated)	State/County Assistance	Timetable (MM/DD/YY)
General	A1	CAFRA Center Boundary, revised planning area boundaries	Township to submit drafts of all new and revised planning documents required by this PIA to OS&G and DEP.	OS&G, DEP	20 days prior to adoption by township
General	A2	Plan Endorsement review	By June 20, 2009 and biennially thereafter, the Township shall submit a report to OS&G and the public concerning the terms of this PIA and related efforts pursuant to NJAC 5:85-7.12(b).		June 20, 2009 and ongoing
General	A3	Inter-governmental coordination	Coordinate with planning efforts of adjoining municipalities, the County and State and regional planning efforts particularly concerning: regional planning, transportation, economic development, tourism, natural resource protection and open space and recreation.	County Planning Board, OS&G, DOT, DEP	Ongoing
General	A4	Revised Plan Endorsement Process	Once the new Plan Endorsement process is in place, the Township will have the option to work with state agencies to outline an action plan and timetable to attain the new standard for the benefit of additional state assistance. This action plan may be merged with this PIA, due to overlapping activities.	OS&G and other state agencies	90 days after new rules and guidelines are adopted
Land Use & Zoning	B1	Master Plan update	Update and adopt new Land Use Element so that it is consistent with the revised Center and Planning Area boundaries and related State Plan criteria. The Master Plan shall also provide the basis for ordinances that have been discussed in draft form during the Plan Endorsement process.	OS&G	Adopted as of 6/6/07
Land Use & Zoning	B2	General zoning update	Manage growth within Town Center and other appropriate areas through zoning, density controls, and ensuring consistency with the existing sewer service areas.	DEP and OS&G	Ongoing
Land Use & Zoning	B3	Interim zoning update	The Township will revise any zoning and redevelopment plans for areas outside the Center and Suburban Planning Area to prohibit uses and development that would adversely affect the environmentally sensitive features in those areas. This will include rezoning any property currently held under Green Acres restrictions as conservation parcels to reduce possibility of encroachment of these areas by adjacent uses.	DEP and OS&G	7/10/07
Land Use & Zoning	B4	Regulations	Ordinances for zoning, resource protection, and site plan and subdivision review revisions shall provide for the implementation of appropriate environs protection measures.	DEP and OS&G	7/10/07
Housing	C1	Affordable housing	The Township shall revise its Housing Element & Fair Share Plan as necessary pending any rule changes.	COAH	180 days after resolution of COAH third round rules
Housing	C2	Affordable housing	Ensure appropriate levels of affordable housing, accessible to basic public and retail services, through implementation of Housing Plan.	COAH	Ongoing

Open Space & Recreation	D1	Open Space & Recreation Plan update	Produce open space & recreation element for Master Plan update to ensure provision of accessible regional- and neighborhood-level open space and recreation facilities to serve existing population and new growth. The plan must identify and examine open space and recreation resources important to the municipality, and map out an implementation strategy to protect, manage and improve them.	DEP	3/20/08
Open Space & Recreation	D2	Open Space	Continue to preserve and acquire open space parcels through open space trust funds and Green Acres Program.	DEP and Ocean County	Ongoing
Environmental Resources	E1	Habitat Conservation	Finalize and adopt habitat protection ordinance.	DEP	7/10/07
Environmental Resources	E2	Water Conservation Plan	Prepare and implement Water Conservation Plan to: <ul style="list-style-type: none"> <li>• reduce water consumption levels</li> <li>• reduce the loss and waste of water</li> <li>• improve efficiency in the use of water</li> <li>• increase recycling and reuse in the water supply</li> <li>• extend the life of current water supplies by reducing the rate of growth in demand</li> </ul>	DEP, BTMUA	6/20/09
Environmental Resources	E3	Stream Corridor Protection	Finalize and adopt riparian buffer ordinance.	DEP	8/20/07
Environmental Resources	E4	Steep Slopes	Produce a steep slope ordinance in areas of coastal bluffs	DEP	6/20/08
Transportation & Circulation	F1	Circulation Plan Update	Update circulation plan to incorporate concepts and standards from DOT's Mobility and Community Form guidelines.	DOT*	3/20/08
Transportation & Circulation	F10	Access Management	Partner with NJ DOT to create an Access Management Plan along the Route 70 Corridor. The Township will incorporate any necessary changes to the Township's Zoning Ordinance so that it is in conformance with the Highway Access Code for lands adjacent to Routes 35, 70 and 88. The Township will also conditionally approve subdivision and site plans based on consistency with the requirements of the Highway Access Code. The Township will also undertake a capacity analysis that addresses traffic generation under build-out scenarios for current zoning and proposed redevelopment.	DOT* in conjunction in Route 70 study	8/20/07
Transportation & Circulation	F11	Safe Routes to Schools	Depending on funding, create a comprehensive plan to provide pedestrian linkages between schools and residential neighborhoods through the Safe Routes to School program. (Note: The Township currently has an application filed with the Safe Routes to School Program for the 2007 funding cycle)	DOT* prioritized consideration	Conditional
Transportation & Circulation	F12	Bus Transit	Create and/or improve bus stop facilities, particularly on Routes 70 and 88. Coordinate transit improvements with land use planning activities (e.g. Infill, redevelopment, pedestrian access).	NJ TRANSIT (pending availability of resources), DOT*	Ongoing
Transportation & Circulation	F2	Circulation Plan Implementation	Improve problem areas that are identified through the reexamination of the Circulation Plan	DOT*	Ongoing

Transportation & Circulation	F3	Circulation Plan Implementation	Coordinate with State, County and adjacent municipalities to better synchronize signals at inter-jurisdictional intersections.	DOT*, Ocean County, neighboring municipalities	Ongoing
Transportation & Circulation	F4	Circulation Plan Implementation	Implement short-term improvements on state right-of-ways according to DOT Traffic Engineering guidelines.	DOT to review and, if proposals are appropriate, allow Township to make short-term improvements	6/20/09
Transportation & Circulation	F5	Integrated Transportation - Land Use	Implement strategies identified in the Route 70 Corridor Study to alleviate traffic congestion, reduce accident rates, improve traffic calming, and support mixed-use commercial development.	DOT*	6/20/10
Transportation & Circulation	F6	Pedestrian / Bicycling	Increase pedestrian and bicycle connectivity between parks, open space, schools, residential neighborhoods and commercial centers.	DOT*	Ongoing
Transportation & Circulation	F7	Strategic improvements	Implement roadway and intersection improvements on Routes 35, 70 and 88 in conjunction with G1, G3. Certain improvements shall meet DOT Traffic Engineering guidelines as part of the scoping process for any new projects.	DOT*	6/20/10
Transportation & Circulation	F8	Goods movement	As part of Circulation Plan update, incorporate a strategy for dealing with retail, commercial or truck freight traffic along state, county and municipal roadways as it relates to existing and future land use patterns.	DOT* in conjunction in Route 70 study	3/20/08
Transportation & Circulation	F9	Transportation Demand Management (TDM)	As part of Circulation Plan update, incorporate a strategy to utilize transportation demand management (TDM) measures for trip reduction where applicable, such as ridesharing, vanpooling, transit and park-and-rides.	DOT* in conjunction in Route 70 study	3/20/08
Infrastructure	G1	Wastewater Management Plan	Update Wastewater Management Plan annually to ensure sewer service area is consistent with designated growth areas.	DEP, Ocean County	Annual
Infrastructure	G2	Wastewater Management Plan	Submit to Ocean County and DEP an amended Wastewater Management Plan for Northern Ocean County that accommodates new development and redevelopment within the limits of the Center and Planning Area 2 and removes lands that are outside these areas from the sewer service area limits, unless already served by existing sewer connections or have a documented pre-existing sanitary health problem due to on-site wastewater disposal.	Ocean County	8/20/07
Infrastructure	G4	Wastewater Management Plan		DEP review and action on the amended Wastewater Management Plan	6 months after County submits to DEP
Urban Design / Sense of Place	H1	Revitalization	Identify other areas for application of mixed-use overlay and streetscape ordinances.	OSG	10/31/07
Urban Design / Sense of Place	H2	Revitalization	As any new redevelopment, infill and/or rehabilitation opportunities arise, work with OSG to plan for high-quality design and development consistent with other elements of this PIA.	OSG and interagency teams (DOT, BRIT)	Ongoing

\* When requested, NUDOT will give priority consideration to providing technical assistance consistent with program requirements and subject to the availability of state resources.

