



## State of New Jersey

DEPARTMENT OF COMMUNITY AFFAIRS  
OFFICE OF SMART GROWTH  
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JON S. CORZINE  
*Governor*

JOSEPH V. DORIA, JR.  
*Commissioner*

BENJAMIN L. SPINELLI  
*Executive Director*

September 16, 2008

The Honorable Ronald S. Dancer  
Mayor, Plumsted Township  
121 Evergreen Road  
New Egypt, New Jersey 08533

**RE: Plumsted Township Plan Endorsement Completeness Determination**

Dear Mayor Dancer:

After review of the petition information submitted by Plumsted Township of Ocean County for Plan Endorsement, pursuant to the proposed State Planning Rules N.J.A.C. 5:85-7.12, the Office of Smart Growth finds the petition complete. I would like to commend the Township for the significant planning efforts that have been undertaken and thank you for the time and effort you have committed to complying with the State Planning Commission's (SPC) Plan Endorsement process.

The Township or any interested person may request that the Office of Smart Growth conduct a public hearing on the Township's petition. A request for a public hearing must be submitted to the Office of Smart Growth by Thursday, September 26, 2008. The public also has an opportunity to provide comments at any time during the process until the SPC takes final action on the petition.

State, federal and regional agencies have 90 days within which to review the petition and provide comments to the Office of Smart Growth regarding the petition's consistency with the State Development and Redevelopment Plan (State Plan). This review period ends Monday, December 15, 2008.

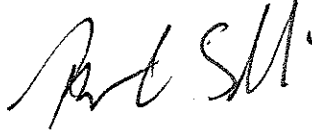
If it is determined that additional action must be taken to achieve consistency, the Office of Smart Growth shall, in consultation with our State agency partners, develop a draft Memorandum of Understanding (MOU) and Action Plan pursuant to the proposed State Planning Rules, N.J.A.C. 5:85-7.15. If OSG fails to provide a draft MOU and Action Plan to the SPC and the Township within the 90-day consistency review period, then the Township may directly petition the SPC for Plan Endorsement.

In the event the Office of Smart Growth determines that the petition is consistent with the State Plan, then the Office of Smart Growth shall prepare a recommendation report to the SPC assessing the consistency of Plumsted Township's petition and draft Planning and Implementation Agreement (PIA) with the goals, policies and strategies of the State Plan within 60 days from the end date of the consistency review period or by Friday, February 13, 2009.



If you have any questions or concerns, please contact myself or Lorissa Whitaker, Principal Planner for Ocean County at (609) 633-6314 or via email at [lwhitaker@dca.state.nj.us](mailto:lwhitaker@dca.state.nj.us).

Sincerely,



Benjamin L. Spinelli  
Executive Director

BLS:lw

cc: Peter Ylvisaker, Director, New Egypt Main Street  
David Roberts, P.P., A.I.C.P., Planning Consultant, CMX  
Amy Sarrinikolaou, P.P., A.I.C.P., Planning Consultant, CMX  
David McKeon, Planning Director, Ocean County  
Karl Hartkopf, P.P., A.I.C.P., Planning Director, OSG  
Lorissa Whitaker, Principal Planner, OSG  
Alan Miller, Plan Endorsement Coordinator, OSG  
Jef Buhler, Main Street NJ Coordinator, OSG  
Wendy McVicker, Executive Assistant, OSG  
Plumsted Township Plan Endorsement File