State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
STATE PLANNING COMMISSION
OFFICE OF SMART GROWTH
PO BOX 204
TRENTON NJ 08625-0204

JON S. CORZINE	SUSAN BASS LEVIN	EILEEN SWAN
Governor	*Commissioner*	*Executive Director & Secretary*

Plan Implementation Committee
Wednesday, February 28, 2007
9:30AM – 12:00PM

Mary Roebling Building
20 West State Street
Conference Room 219/220
Trenton, New Jersey

Background on Agenda Items

Brick Township Petition for Plan Endorsement
Brick Township initiated the Plan Endorsement process with a pre-petition meeting on September 27, 2005. The Township submitted a petition on February 15, 2006, followed by addendum material to have the petition deemed complete on March 14, 2006. Per the Department of Environmental Protection's Coastal Zone Management rules, the completed petition triggered an extension of the coastal center until March 15, 2007.

Although the petition was complete, there remained a number of consistency issues. Following the State Planning Commission's (SPC) Policy Directive on April 19, 2006, the Office of Smart Growth (OSG) issued an Action Plan on May 23, 2006 and met with the Township on June 27, 2006. Brick Township also participated in a regional Plan Endorsement meeting on October 13, 2006, which also involved Lakewood and Toms River Townships.

In November 2006, while Brick Township made significant progress with the Action Plan, the Township and state agencies saw it necessary to extend the Plan until February 28, 2007. Pending a consistency review of the final planning documents due to the OSG on February 28, staff intends to prepare a recommendation report for the April Plan Implementation Committee meeting.

The Brick Township petition proposes a Town Center, but the suburban nature of the existing development has presented some challenges. The Township and state agencies have therefore focused on opportunities for redevelopment. Key parts of the petition are the Township's ordinances for a mixed-use overlay zone, streetscape design, and riparian buffers.