



State of New Jersey

DEPARTMENT OF COMMUNITY AFFAIRS
STATE PLANNING COMMISSION
PO Box 204
TRENTON NJ 08625-0204

JON S. CORZINE
Governor

SUSAN BASS LEVIN
Commissioner
BENJAMIN SPINELLI
Acting Executive Director

Resolution No. 2007-03
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Date: May 16, 2007
Patron: John Eskilson

RESOLUTION

ENDORISING THE PETITION FOR INITIAL PLAN ENDORSEMENT SUBMITTED BY THE TOWNSHIP OF STAFFORD AND DESIGNATING STAFFORD AS A REGIONAL CENTER

WHEREAS, the State Planning Commission, pursuant to its responsibilities under the State Planning Act, N.J.S.A. 52:18A-196 et seq., has prepared and adopted a State Development and Redevelopment Plan (State Plan) which includes a State Plan Policy Map; and

WHEREAS, in adopting a State Plan, the State Planning Commission has laid out goals, policies, and objectives for the use of land in the State of New Jersey (including the concept of Planning Areas and Centers as the organizing planning principles for achieving a more effective and efficient pattern of development in the State); and

WHEREAS, the State Planning Commission is empowered, pursuant to N.J.S.A. 52:18A-203 of the State Planning Act, to adopt rules and regulations to carry out and implement its statutory responsibilities and purposes, including establishing a process for the endorsement of municipal, county and regional plans that are consistent with the State Plan; and

WHEREAS, pursuant to its authority under N.J.S.A. 52:18A-203, the State Planning Commission has adopted regulations, set forth in N.J.A.C. 5:85-7.1 et seq., that establish procedures for filing of petitions with the State Planning Commission for the purpose of requesting Plan Endorsement in order that the State Plan and State Plan Policy Map can better serve to foster cooperation and coordination of planning activities between State agencies and county and local governments; and

WHEREAS, the State Planning Commission encourages municipalities, regions, and counties to demonstrate that their plans are consistent with the goals, policies and objectives of the State Plan, thereby rendering their plans eligible for Endorsement by the Commission; and

WHEREAS, the Township of Stafford submitted a petition to the State Planning Commission on January 20, 2006, pursuant to the provisions of N.J.A.C. 5:85-7.1 et seq., seeking Initial Plan Endorsement of its planning documents, along with the re-designation of the Stafford Regional Center; and



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WHEREAS, the Petition, plans and supporting documents were received by the State agencies represented on the State Planning Commission pursuant to N.J.A.C. 5:85-7.5(c); and

WHEREAS, working cooperatively with State agencies, the Township of Stafford proposes a more compact Stafford Regional Center, reducing the size of the Center from 7.1 square miles to 6.0 square miles; and

WHEREAS, the Township of Stafford proposes to amend the State Plan Policy Map to align Planning Areas with the proposed center boundaries, specifically to change 532 acres of land from Suburban Planning Area 2 to Environmentally Sensitive Planning Area 5, 86 acres of land from Rural Planning Area 4 to Environmentally Sensitive Planning Area 5, 94 acres of land from Environmentally Sensitive Planning Area 5 to Suburban Planning Area 2, 90 acres of Suburban Planning Area 2 and 12 acres of Environmentally Sensitive Planning Area 5 to the Parks layer in recognition of existing parks, and

WHEREAS, the net planning area changes amount to an additional 512 acres of Environmentally Sensitive Planning Area 5, 102 additional acres of Parks, 528 acres less of Suburban Planning Area 2 and 86 acres less of Rural Planning Area 4; and

WHEREAS, the Township of Stafford also proposes the designation of a Critical Environmental Site of 66 acres within the Center to cover a large area of wetlands; and

WHEREAS, the Executive Director of the Office of Smart Growth deemed the Petition complete on June 19, 2006 and provided public notice of said determination pursuant to N.J.A.C. 5:85-1.7(i); and

WHEREAS, the Petition, plans, supporting documents and the map identifying the proposed boundaries were subject to a 45-day public comment period; and

WHEREAS, the Office of Smart Growth conducted two public hearings on the Stafford Township Petition on July 31, 2006 and August 22, 2006 respectively, as a result of receiving requests for such from interested parties; and

WHEREAS, the Staff and Executive Director of the Office of Smart Growth reviewed the petition filed by the Township of Stafford, as amended, the comments received by the State agency partners and the public and determined that the petition meets the requirements of N.J.A.C. 5:85-7.6 for Initial Plan Endorsement; and



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WHEREAS, the Staff and Executive Director of the Office of Smart Growth, in a report dated March 14, 2007 to the Plan Implementation Committee, found that the Township of Stafford had met the criteria for the designation of the Stafford Regional Center and the planning area changes, and recommended that the State Planning Commission approve the petition and the revised Planning and Implementation Agreement (PIA) submitted by the Township of Stafford as consistent with the State Plan; and

WHEREAS, on March 28, 2007 the Plan Implementation Committee reviewed and considered the petition for Initial Plan Endorsement of the Township of Stafford, the State Plan Policy Map Amendments, designation of the Stafford Regional Center, the Planning and Implementation Agreement, the March 14, 2007 Report of the Staff and Executive Director of the Office of Smart Growth to the Plan Implementation Committee evaluating the petition, and the public comments made regarding the petition; and

WHEREAS, the Plan Implementation Committee concurred with the recommendations summarized in the March 14, 2007 report forwarded by the Staff and Executive Director of the Office of Smart Growth to the Plan Implementation Committee that the Petition was consistent with the State Plan and to designate a portion of Stafford Township as a Regional Center, revise planning area boundaries and create a Critical Environmental Site, subject to the Township scheduling a Wastewater Management Plan pre-application meeting with the Department of Environmental Protection and providing the Department of Environmental Protection with a Septic Suitability Analysis; and

WHEREAS, the Township of Stafford has been a cooperative planning partner and has met the aforementioned caveats required by the Department of Environmental Protection; and

WHEREAS, the Township of Stafford has taken a proactive approach to involving the community in the preparation of its various plans, and through a public participation process performed during the preparation of said plans; and

WHEREAS, the Township of Stafford's plan is consistent with the goals, policies and strategies of the State Plan including Goal 2 to *Conserve the State's Natural Resources and Systems*, Goal 3 to *Promote Beneficial Economic Growth*, Goal 5 to *Provide Adequate Public Facilities and Services at a Reasonable Cost*, Goal 6 to *Provide Adequate Housing at a Reasonable Cost*, and Goal 7 to *Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value*; and



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WHEREAS, the proposed Stafford Regional Center is consistent with the State Plan criteria for Regional Centers as the Township is proposing compact center-based development that will accommodate municipal buildings, public facilities, open space, housing, public transportation and commercial uses commonly needed on a daily basis by residents of the Regional Center; and

WHEREAS, the State Planning Commission has considered the petition submitted by the Township of Stafford, including the revised Planning and Implementation Agreement, the findings of the Staff and Executive Director of the Office of Smart Growth with regard to the petition, the recommendations of the Commission's Plan Implementation Committee with regard to the petition, and all of the comments and written correspondence submitted to the Office of Smart Growth and the State Planning Commission with regard to the petition; and

WHEREAS, the State Planning Commission has determined that the petition for Initial Plan Endorsement submitted by the Township of Stafford, as revised, and including the revised Planning and Implementation Agreement, is consistent with the State Plan as required by N.J.A.C. 5:85-7.6(c); and

WHEREAS, the State Planning Commission has determined it appropriate to approve the amendment of the State Plan Policy Map to re-designate a portion of the Township of Stafford as the Stafford Regional Center, the proposed planning area changes, as well as the delineation of a Critical Environmental Site within the Center, consistent with the boundaries depicted on the map attached to the Report prepared by the Staff and the Executive Director of the Office of Smart Growth; and

NOW, THEREFORE, BE IT RESOLVED, that, the State Planning Commission, pursuant to N.J.A.C. 5:85-7.6(c), hereby approves the petition for Initial Plan Endorsement submitted by the Township of Stafford; and

BE IT FURTHER RESOLVED, that the State Planning Commission hereby affirms and adopts the Plan Endorsement Report of Township of Stafford, dated May 4, 2007, prepared by the Staff and the Executive Director of the Office of Smart Growth, together with the map attached to the Report depicting the Stafford Regional Center, planning area changes, and Critical Environmental Site; and

BE IT FURTHER RESOLVED, that the State Planning Commission, hereby re-designates the Stafford Regional Center, the proposed planning area changes and Critical Environmental Site; and



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BE IT FURTHER RESOLVED, that the State Planning Commission hereby authorizes its secretary and principal executive officer, Benjamin L. Spinelli, to execute the attached Planning and Implementation Agreement; and

BE IT FURTHER RESOLVED, that, in implementing the endorsed plan of Stafford Township, the Township is obligated to work on and complete the various items in the revised Planning and Implementation Agreement in a timely manner and to continue to carry out its plans in accordance with the goals, strategies and policies of the State Development and Redevelopment Plan; and


BE IT FURTHER RESOLVED, that, in approving the petition for initial plan endorsement submitted by the Township, it is understood that N.J.A.C. 5:85-7.13 provides that the endorsement may be revoked if the State Planning Commission determines that the Township of Stafford has either made substantial changes to its endorsed plans or substantially violated the terms of its Planning and Implementation Agreement so that the plans of the Township of Stafford are no longer consistent with the State Development and Redevelopment Plan; and

BE IT FURTHER RESOLVED, that the State Planning Commission and the Township of Stafford have entered into a mutual planning partnership by virtue of the Planning and Implementation Agreement, and therefore it is the obligation of the State agencies to provide the assistance to the Township of Stafford specified in the Planning and Implementation Agreement consistent with statutory and regulatory requirements and to the extent of available resources; and

BE IT FURTHER RESOLVED, that a copy of this resolution be forwarded to the Governor, the Senate President, the Assembly Speaker, members of the Legislature representing the Township of Stafford and the Ocean County Board of Chosen Freeholders and Planning Board, the governing body of the Township of Stafford, the Planning Board of the Township of Stafford, the Commissioners and Secretaries of State Agencies and that notice of this decision be provided as set forth in N.J.A.C. 5:85-7.6(d) and (e).

Certification

This Resolution was adopted by the New Jersey State Planning Commission at its meeting held on Wednesday, May 16, 2007. Ayes: (11) Bernard McLaughlin, Kenneth Albert, Robert Bowser, John Eskilson, Elizabeth Semple, Brent Barnes, Roberta Lang, Debbie Mans, Edward McKenna, Lauren Moore, Louise Wilson. Nays: (0). Abstains: (0).


Benjamin Spinelli, Acting Secretary
NJ State Planning Commission

Dated: May 16, 2007