

Topic	Item No.	Subtopic	Activity (municipal action unless otherwise noted)	State/County/Municipal Assistance	Time Frame
General	A1	Township Planning Documents	The Township shall submit drafts of all new and revised planning documents to OPA at least thirty (30) days prior to adoption. All final versions of planning documents shall be submitted to OPA no more than thirty (30) days after adoption.		Ongoing
General	A2	Revised State Plan Policy Map Notice	Publication of required notice in NJ register	OPA shall provide the requisite notice concerning designated Center and revised planning area boundaries in the NJ Register.	OPA shall submit notice to Office of Administrative Law (OAL) 45 days from completion of County Planning Board approval of TDR Ordinance post-Plan Endorsement
General	A3	Plan Endorsement Monitoring	By May 2013 and biennially thereafter, Berkeley Township shall submit a report to OPA, our partner State agencies and the public concerning the terms of this PIA and related efforts.		Ongoing (By May 2013 and biennially thereafter)
General	A4	Center Plan	The Township shall work with State agency and County partners to create an acceptable plan for the second phase of the town center and the expansion of Western Boulevard including alternative routes. No alteration of Center boundaries is expected.	State agency technical assistance (OPA, DEP, DOT, NJTransit, State TDR Bank) and Ocean County	Ongoing
General	A5	CAFRA Notice	Publication of CAFRA notice in NJ register	NJDEP	Within 90 days from Plan Endorsement (Based on introduction of requisite ordinances implementing center, agreement on sewer service area map, and submission of coastal consistency statement.)
Land Use and Zoning	B1	Environmental ordinances	The Township shall introduce the following environmental ordinances (drafts previously submitted): environmental assessment ordinance, septic management ordinance, riparian buffer ordinance, water conservation ordinance, wellhead protection ordinance.	OPA and DEP Technical Assistance	Within 60 days of Plan Endorsement
Land Use and Zoning	B2	Environmental ordinances	The Township shall adopt the environmental ordinances specified in B1.		December 31, 2012
Land Use and Zoning	B3	Zoning ordinances	Adopt ordinances to implement the town center plan.	OPA Technical Assistance	Completed
Fair Share Plan and Housing Element	C1	Municipal Obligation	Township shall demonstrate how its implementation mechanism will satisfy the municipal obligation. Most of the obligation shall be satisfied by units built within designated centers.	OPA Technical Assistance, DCA	Ongoing

Fair Share Plan and Housing Element	C2	Fair Share Plan	The Township shall have mechanisms and incentives to help provide affordable housing in a manner consistent with good planning, smart growth principles and the character of the community. Affordable housing shall be located in areas designated for growth by the State Plan or through the Plan Endorsement process. Although these Guidelines will not require a specific type of ordinance, the Township shall to utilize at least some of the following tools: zoning ordinance amendments, development fee ordinance and spending plan, and redevelopment plans.	DCA	Ongoing
Environmental Resources	D1	Conservation Plan Element	Based on the ERI, The Township shall prepare a Conservation Element of the Master Plan Element to provide for the preservation, conservation and sustainable utilization of natural resources.	OPA and DEP technical assistance	December 31, 2013
Utilities/Infrastructure	E1	Septic Management Plan	In conjunction with the revised Ocean County wastewater management plan, the Township shall prepare a Septic Management Plan (SMP) for areas within its jurisdiction that are served by individual subsurface sewage disposal systems (ISSDSs). The SMP will be implemented by the County WMP agency, County Health Department, and the township.	DEP technical assistance. Ocean County.	Draft work by June 2013
Utilities/Infrastructure	F1	Stormwater Management	The Township shall adopt and implement a stormwater management plan and ordinance in accordance with the requirements of the Stormwater Management Act and associated NJDEP regulations.	DEP technical assistance. Ocean County.	<i>T&M to Check on Status of Township's plan and ordinance</i>
Brownfields	G1	Characterization and Cleanup	OPA will coordinate a Brownfields Interagency Team meeting to assist in advancing characterization and cleanup of the South Brunswick Asphalt site	OPA, DEP and State Agencies	Within 90 days of Endorsement
State Agency Coordination	H1	State Agency Project Assistance	OPA will coordinate a Development Interagency Team meeting to assist in moving the Beachwood Plaza / Town Center 1 project forward	OPA, DEP and State Agencies	Within 90 days of Endorsement

Open Space and Recreation	I1	Management of Sending and Receiving Zone Lands / Recreation and Open Space Element	The Township shall identify the mechanisms and procedures for managing ownership of lands with severed development rights based upon the sale of these rights pursuant to the TDR program, including identifying the stewards of these lands. Update the Township's Recreation and Open Space Inventory (ROSI), to reflect the inclusion of any of these lands that are placed on the ROSI.	OPA, DEP and Ocean County technical assistance	90 days from the adoption of the TDR ordinances and ongoing through implementation of TDR
Historic Resources	J1	Historic & Cultural Resources Inventory	The Township shall develop a detailed inventory that identifies and evaluates the significance of historic and cultural resources already listed or potentially eligible for nomination to the National and New Jersey Registers of Historic Places. The inventory should include GIS mapping, photography, and narrative.		Completed. In ERI.
Sustainability	K1	Green Buildings and Environmental Sustainability Master Plan Element	The Township is encouraged to create a Green Buildings and Environmental Sustainability Master Plan Element in accordance with the MLUL (<u>N.J.A.C. 40:55D-28 et seq.</u>)	DEP and OPA technical assistance	Determination by Township by December 2012. Adoption, if applicable, by December 31, 2013.
Sustainability	K2	Sustainable New Jersey Certification	The Township shall consider participating in the Green Future Roadmap Program to accomplish required criteria to be designated as a green and sustainable community.	DEP technical assistance	Determination by Township by December 2012. Certification, if applicable, by January 1, 2014.
Transfer of Development Rights (TDR)	L1	REMA Public Hearing	Planning Board hearing on the real estate market analysis (REMA) in accordance with the provisions of subsections a. through f. of the section 6 of P.L. 1975, c.291 (C.40:55D-10). REMA hearing to occur prior to the meeting at which the development transfer ordinance receives first reading and Planning Board hearing on TDR Plan Element.	Township Planning Board. OPA & State TDR Bank provide assistance as necessary. State to provide input on REMA to ensure that hearing can take place within 60 days of plan endorsement.	Within 60 days of plan endorsement. Prior to 1st reading and adoption of TDR Ordinance
Transfer of Development Rights (TDR)	L2	TDR Plan Element Hearing and Adoption	Planning Board hearing on TDR Plan Element	Township Planning Board. OPA and SADC to provide assistance as necessary. State to provide input on TDR Plan Element to ensure that hearing can take place within 60 days of plan endorsement.	Within 60 days of plan endorsement. Prior to 1st reading and adoption of TDR Ordinance.

Transfer of Development Rights (TDR)	L3	Ocean County Planning Board Review of TDR Ordinance	Prior to adoption of the development transfer ordinance or of any amendment of an existing development transfer ordinance, the Township shall submit a copy of the proposed ordinance, copies of the Development Transfer and Utility Service Plan Elements of the Master Plan and Capital Improvement Program, proposed municipal master plan changes necessary for the enactment of the Development Transfer Ordinance, and the real estate market analysis to the Ocean County Planning Board for review, comment, and recommendation, and to OPA for review and approval prior to adoption. Pursuant to <u>N.J.S.A.</u> 40:55D-150, within 60 days after receiving a proposed development transfer ordinance and accompanying documentation transmitted pursuant to section 13 of P.L.2004, c.2 (C.40:55D-149), the county planning board shall submit to the municipality formal comments detailing its review and shall either recommend or not recommend enactment of the proposed development transfer ordinance. If enactment of the proposed ordinance is recommended, the municipality may proceed with adoption of the ordinance. Failure of the Ocean County Planning Board to submit recommendations within the 60-day period shall constitute recommendation of the ordinance.	Township shall provide proposed development transfer ordinance and accompanying documentation to Ocean County Planning Board.	Township to transmit ordinance to County Planning Board 60 days of plan endorsement. Ocean County Planning Board to provide recommendations within 60 days from transmittal of ordinance by the Township
Transfer of Development Rights (TDR) Program	L4	State Review of Development Transfer Ordinance	Prior to adoption of the development transfer ordinance or of any amendment of an existing development transfer ordinance, the Township shall submit a copy of the proposed ordinance, copies of the Development Transfer and Utility Service Plan Elements of the Master Plan and Capital Improvement Program, proposed municipal master plan changes necessary for the enactment of the Development Transfer Ordinance, and the real estate market analysis to the Ocean County Planning Board for review, comment, and recommendation, and to OPA for review and approval prior to adoption.	OPA and partner agencies review and comment on revised ordinance within 45 days of submission, if applicable. Township need not go before SPC if ordinance change occurs after Initial Plan Endorsement, as approval of changes will be done administratively by OPA.	Draft ordinance and planning documents submitted to OPA County. State and County to provide comments within 60 days of plan endorsement. Future amendments of the TDR ordinance to follow procedures and timeframes specified herein and in the TDR Act
Transfer of Development Rights (TDR)	L5	TDR Ordinance	The Township shall adopt the proposed TDR Ordinance pursuant to all applicable notification and procedural requirements of the MLUL <u>N.J.S.A.</u> 40:55D et seq.	Township Council	Within 6 months of plan endorsement
Transfer of Development Rights (TDR)	L6	TDR Registry	The Township shall submit registry to State TDR Bank Board, Ocean County and OPA at time of adoption, and yearly thereafter.	Township shall create and submit registry to State TDR Bank Board, Ocean County and OPA.	Ongoing from the time of TDR Ordinance adoption and annually thereafter

Transfer of Development Rights (TDR)	L7	TDR Webpage Creation	Township will evaluate the need to create a TDR webpage and up-date regularly. The Township shall also use municipal website to educate residents about TDR planning issues and activities.	Township to create, maintain and update website regularly.	Township will evaluate the need for a web site within 90 days of the adoption of the TDR Ordinance. If determined appropriate, Township will establish within 6 months of the establishment of the TDR program.
Transfer of Development Rights (TDR)	L8	TDR Administration	The Township shall establish and implement mechanisms for administering TDR.	Township shall implement mechanisms for TDR Administration.	Upon adoption of TDR Ordinance and ongoing thereafter
Transfer of Development Rights (TDR)	L9	TDR Three-year Review	Per the MLUL <u>N.J.S.A.</u> 40:55D-157, the Township shall conduct a periodic review of the development transfer ordinance and real estate market analysis 3 years from date of enactment.	Township shall review TDR ordinance and real estate market analysis, as per MLUL.	3 years from date of TDR Ordinance adoption
Transfer of Development Rights (TDR)	L10	TDR Five-year Review	Per the MLUL N.J.S.A. 40:55D-157, the Township shall conduct a periodic review of the development transfer ordinance and real estate market analysis 5 years from date of enactment.	Township shall review TDR ordinance and real estate market analysis, as per MLUL.	5 years from date of TDR Ordinance adoption
Transfer of Development Rights (TDR)	L11	TDR Periodic Review	Per the MLUL N.J.S.A. 40:55D-157, the Township shall conduct a periodic review of the development transfer ordinance and real estate market analysis every 5 years from date of review identified in PIA Item L10.	Township shall review TDR ordinance and real estate market analysis, as per MLUL.	Every 5 years after PIA Item L10
Transportation	M1	Road Improvements	NJDOT will engage appropriate staff to evaluate and prioritize the requested for improvements associated with Rt. 9 such as the proposed roundabouts, additional traffic lights, and expanded turn lanes according to established traffic operational guidelines and contingent upon the availability of funds and Department resources; and, to the extent possible, provide guidance on road proposals on and associate with the Centers, Nodes, and TDR program	NJDOT, Ocean County, and all pertinent stakeholders	Beginning within 90 days of Endorsement