



State of New Jersey

DEPARTMENT OF STATE
NEW JERSEY STATE PLANNING COMMISSION
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Governor

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Resolution No. 2012-07
Page 1 of 2

Date: October 17, 2012

RESOLUTION

APPROVING THE PETITION FOR PLAN ENDORSEMENT SUBMITTED BY THE CITY OF CAPE MAY AND DESIGNATING A TOWN CENTER

WHEREAS, the State Planning Commission (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, pursuant to its authority under N.J.S.A. 52:18A-203, the Commission has adopted regulations, set forth in N.J.A.C. 5:85-7.1 *et seq.*, that establish procedures for filing of Petitions for Plan Endorsement with the Commission for the purpose of encouraging consistency of submitted plans with the goals and policies of the State Plan in order to foster sound and comprehensive planning and cooperation and coordination of planning activities between State agencies and county and local governments; and

WHEREAS, the City of Cape May City submitted a Petition for Plan Endorsement to the State Planning Commission pursuant to the provisions of N.J.A.C. 5:85-7.1 *et seq.*, seeking approval of its Petition and endorsement of its plan, including:

- a comprehensive master plan with extensive supporting documents
- a request for designation of a Town Center
- a request for the modification of planning areas in the City

WHEREAS, the Petition, plan and supporting documents were received and comprehensively reviewed by the State agencies represented on the Commission; and

WHEREAS, the Staff and Director of the Office for Planning Advocacy (OPA) reviewed the Petition filed by the City of Cape May, the comments received by the relevant State agencies and the public and determined that the petition meets the requirements for Plan Endorsement; and

WHEREAS, the municipality, Staff and Director of the OPA in consultation with relevant State agencies have proposed center boundaries as shown in **EXHIBIT A** attached hereto; and

WHEREAS, a draft Planning Implementation Agreement (PIA) has been negotiated and agreed upon between the relevant State agencies and petitioner; and

WHEREAS, the Staff and Director of the OPA presented findings of the comprehensive review to the Plan Implementation Committee (PIC) on September 26, 2012, including said proposed State Plan map designations and a draft (PIA); and

WHEREAS, the PIC reviewed and considered the Petition, concurred with the recommendation to approve the Petition, moved the petition for consideration by the full Commission at its next regularly scheduled meeting; and

WHEREAS, the Director has recommended that the Commission approve the Petition, grant Plan Endorsement of the plan, with the understanding that continued Endorsement relies on the continued satisfaction of the terms of the PIA as shown in **EXHIBIT B**, and

WHEREAS, the Commission has determined that: the plan submitted by the City of Cape May, including designation of a Town as shown in **EXHIBIT A**, is consistent with the State Plan, provided the terms of the PIA as shown in **EXHIBIT B** are satisfied.

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby affirms the Director's determination on consistency with the State Plan and approves the Petition for Plan Endorsement, thus granting Plan Endorsement to the plan submitted by the City of Cape May; and

BE IT FURTHER RESOLVED, that the Commission hereby authorizes amendments to the Policy Map including designation of a Town Center in the City of Cape May as shown in **EXHIBIT A**; and

BE IT FURTHER RESOLVED, that maintenance of endorsement by of the City of Cape May, is contingent upon continued progress on the PIA, attached hereto as **EXHIBIT B**, which has been developed in conjunction with the Staff of the OPA and relevant State agencies; and

BE IT FURTHER RESOLVED, that in approving the Petition and granting Plan Endorsement, and designating a Town Center, it is understood that the endorsement and Town Center designation may be revoked if the Commission determines that the City of Cape May has made substantial changes to its endorsed plan; and

BE IT FURTHER RESOLVED, that this endorsement shall take effect upon the passage of this resolution; and

BE IT FURTHER RESOLVED, that the Chairman of the State Planning Commission and the Director of the Office for Planning Advocacy are hereby authorized to execute such documents and to take such other actions as may be necessary or appropriate for the implementation of this resolution.