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OCEAN COUNTY PLANNING BOARD

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JOHN C. SAHRADNIK
COUNSEL

ROBIN L. FLORIO
SECRETARY

October 29, 2009

John C. Stokes, Executive Director
Pinelands Commission
P.O. Box 7
New Lisbon, NJ 08064

Re: MOU Signing Ceremony

Dear Mr. Stokes:

Thank you for participating in the Joint Land Use Study (JLUS) Memorandum of Understanding Ceremony and committing to continue to collectively work together to find solutions for issues identified in the Joint Land Use Study. Communication will be vital to the JLUS implementation phase as well as your continued commitment. Please find attached an original executed copy of the Memorandum of Understanding for your records.

Please feel free to contact me at (732) 929-2054 with any questions or concerns you may have.

Sincerely,

Erika F. Stahl
Assistant Planner

Attachments:
JLUS MOU

cc: Stacy Routh, Sr. Counselor
Susan Grogan, Chief Planner

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2009 J
SL -
for the site. Does
this go to April Ser
and MCA sales?

Printed on Recycled Paper



SPECIAL ASSISTANCE/ACCOMMODATIONS UPON REQUEST.

RECEIVED
2009 JUN 10

**MEMORANDUM OF UNDERSTANDING
REGARDING THE JOINT LAND USE STUDY
FOR JOINT BASE MCGUIRE-DIX-LAKEHURST
AND THE 2-MILE BUFFER AREA**

WHEREAS, the Counties of Ocean and Burlington in partnership with the Pinelands Commission, Joint Base McGuire-Dix-Lakehurst, and ten municipalities; the Townships of Jackson, Manchester and Plumsted and the Borough of Lakehurst in Ocean County; and the Townships of New Hanover, North Hanover, Pemberton and Springfield and the Boroughs of Pemberton and Wrightstown in Burlington County, collectively referred to hereinafter as the “Stakeholders”, have prepared a Joint Land Use Study; and

WHEREAS, the April 30, 2009 Joint Land Use Study, hereinafter “JLUS,” was prepared to identify existing and future land use compatibility issues due to the on- and off-base growth anticipated to occur as a result of the 2005 Base Realignment and Closure Commission’s recommended personnel and mission realignments at Joint Base McGuire-Dix-Lakehurst; and

WHEREAS, the NJ Department of Environmental Protection, the NJ Department of Community Affairs Office of Smart Growth, NJ Department of Community Affairs Division of Codes and Standards, and the State Agriculture Development Committee, hereinafter “State Agencies,” provided support throughout to and worked together with the Stakeholders throughout the JLUS process; and

WHEREAS, the purposes listed in the JLUS are: to promote compatible on- and off-base development while maintaining the current and future missions of Joint Base McGuire-Dix-Lakehurst to collaborate on land use planning and development, to inform and update the public on mission changes, and to facilitate discussion, debate, and dialogue concerning these issues in a friendly and open manner; and

WHEREAS, the recommendations of the JLUS are in accordance with the following objectives of the Stakeholders: to protect the health, safety, and welfare of existing residents; to enhance and maintain the local and regional quality of life; to guide incompatible land uses away from inappropriate areas; to encourage compatible land uses in appropriate areas; to maintain local and regional economic vitality; and to provide for sustainable growth; and

WHEREAS, the recommendations of the JLUS are also in accordance with the following objectives of the Stakeholders and Joint Base McGuire, Dix, Lakehurst: to protect the health, safety, and welfare of the military personnel on- and off-base; to preserve the ability of the Joint Base McGuire-Dix-Lakehurst to carry out planned missions; to maintain military readiness and support for national defense objectives; and to establish a framework for open communication and cooperation; and

WHEREAS, the JLUS report is a baseline where open communication among all participating parties is paramount to ensure sound land use principles; and

WHEREAS, implementation of the JLUS’s recommended strategies and implementation recommendations are necessary to fulfill the above purposes and objectives; and

NOW, THEREFORE, BE IT AGREED AMONG THE STAKEHOLDERS, STATE AGENCIES and JOINT BASE MCGUIRE-DIX-LAKEHURST THAT:

1. The Joint Land Use Study Policy Committee shall remain intact to guide the implementation of the JLUS recommended strategies, and shall be renamed the Joint Land Use Implementation Policy Committee, hereinafter “Committee;” and


2. The Stakeholders, State Agencies, and Joint Base McGuire, Dix, Lakehurst shall continue to provide representatives to participate on the Committee; and

3. The Committee shall meet at least once annually to review the implementation status of the JLUS's recommended strategies; and


4. The Stakeholders, State Agencies and Joint Base shall continue to pursue implementation of the JLUS's recommended strategies; and

5. The Counties of Ocean and Burlington will continue to coordinate implementation activities among the participating parties.

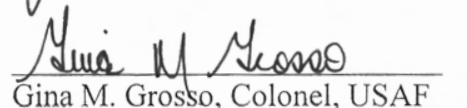
IN WITNESS WHEREOF, the Parties hereto have enabled this agreement to be executed by their duly authorized representatives on October 28, 2009.




John H. Kelly
Freeholder, Ocean County



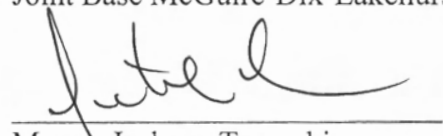
Joseph B. Donnelly
Freeholder Director, Burlington County



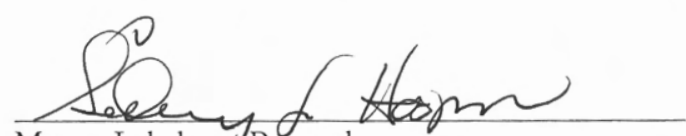
Gina M. Grosso, Colonel, USAF
Commander
Joint Base McGuire-Dix-Lakehurst



Pinelands Commission
for John C. Stokes, Executive Director



Mayor, Jackson Township



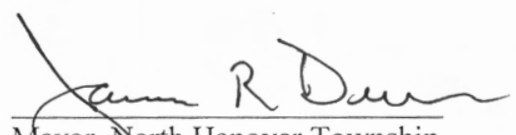
Mayor, Lakehurst Borough




Mayor, Manchester Township



Mayor, New Hanover Township



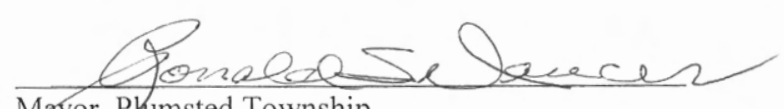
Mayor, North Hanover Township



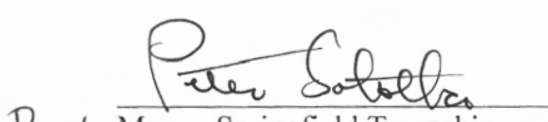
Mayor, Pemberton Borough




Mayor, Pemberton Township



Mayor, Plumsted Township



Deputy Mayor, Springfield Township



Mayor, Wrightstown Borough