



State of New Jersey

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DONNA A. RENDEIRO
Executive Director

MEMORANDUM TO: Plan Implementation Committee Members
FROM: Donna Rendeiro, Executive Director
RE: Township of Holmdel Map Amendment
DATE: December 10, 2020

On November 24th, 2020, the Plan Implementation Committee heard testimony by representatives of the Walters Group and others, regarding a Petition for a State Plan Policy Map amendment for the Township of Holmdel. Also heard was the analysis by the staff of the Office of Planning Advocacy regarding the recommended actions in response to the Petition. The recommendation of the Office expanded the map amendment from the site-specific request identified in the Petition, to a larger area that met the goals of the State Development and Redevelopment Plan, in addition to some added protections of environmentally sensitive features.

Please recall that as part of that testimony, an alternative proposal was given by a representative of Hazlet Township. The proposal recommended a further expansion of the Office's recommendation to include an area between the NJ Transit Right of Way and the Garden State Parkway that currently includes both Planning Area 2 and Planning Area 5.

Given the time sensitivity of the request, the PIC moved the Office's recommendation to the State Planning Commission under the condition that the staff review Hazlet's proposal and return to the PIC to make a recommendation regarding the expanded proposal. The full State Planning Commission is scheduled to hear the Petition and the recommendation at the January 6th meeting.

Attached you will find the staff recommendation of the expanded proposal. As you will see in the memorandum and will hear at the December PIC meeting, staff does not feel the expansion is warranted at this time. I agree with their findings for the following reasons:

- While Hazlet Township's representative presented policy discussions that may have some merit, it is not within the authority of the PIC or the SPC to rule on local zoning matters. Further it is not within the scope of this analysis to address these concerns.

- The additional area in question is quite large; approx. 4.35 Sq. Mi. vs. 1.38 Sq. Mi previously recommended by staff It is not appropriate to recommend map amendments of this size without a full review of the Township's land use practices and vision. This can only be achieved through Plan Endorsement, which is a voluntary practice. We would welcome the Township of Holmdel to participate in this process if they so choose.
- The proposed expansion area in PA-2 below the NJ Transit Right of Way is already identified as available for growth in the State Development and Redevelopment Plan and the area in PA-5 has some environmentally sensitive areas that can be compromised by additional growth. None of the expanded area is in the CAFRA Zone, and as a result, is not subject to coastal zoning regulations.

It is after careful consideration and staff analysis, that I would recommend that the additional scope identified by Hazlet Township is not considered at this time. I look forward to the discussion at the December PIC meeting.