

MEMORANDUM

To: State Planning Commission
From: Ben Spinelli, Acting Executive Director
Date: May 4, 2007
Re: Ocean Township - Planning & Implementation Agreement – Item No. 4.3

This memorandum serves to inform the State Planning Commission of recent action by the Office of Smart Growth with regard to the Planning & Implementation Agreement (PIA).

On December 7, 2005, the SPC endorsed Ocean Township's (Ocean County) plans as consistent with the State Development and Redevelopment Plan. This endorsement included a PIA, of which item 4.3 states the following:

"If any portion of Block 41 Lot 35.02 (southwest corner of Route 9 and Memorial Drive) is determined to be developable by DEP, that portion of the lot shall be considered to be in the center and can be included in the redevelopment area. The township will pass a resolution to amend the redevelopment area passed in 4.2."

This particular lot was provisionally excluded from the Waretown Town Center due to the possibility that wetlands regulations could eliminate any development potential. Since endorsement could not wait the determination of the regulatory feasibility of a specific project, the PIA included the above item allowing for this amendment of the center boundary.

Recently, the site's developer, with Ocean Township's knowledge, has submitted information regarding relevant permits and the defined developable area. Based on this information, OSG has amended the Town Center accordingly.