



State of New Jersey  
DEPARTMENT OF STATE  
NEW JERSEY STATE PLANNING COMMISSION  
P.O. Box 820  
TRENTON, NEW JERSEY 08625-0820

PHILIP D. MURPHY  
*Governor*

THOMAS K. WRIGHT  
*Chairman*

SHEILA Y. OLIVER  
*LT. GOVERNOR*

DONNA A. RENDEIRO  
*Executive Director/Secretary*

Resolution No. 2021-06  
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Date: January 6, 2021

**R E S O L U T I O N**

**AUTHORIZING AN AMENDMENT TO THE STATE PLAN POLICY MAP IN THE TOWNSHIP OF HOLMDEL,  
MONMOUTH COUNTY**

**WHEREAS**, pursuant to the State Planning Act, N.J.S.A. 52:18A-196 et seq. (the Act), the State Planning Commission (the Commission) has prepared and adopted a State Development and Redevelopment Plan (the State Plan) which includes a State Plan Policy Map; and

**WHEREAS**, the Commission is empowered, pursuant to N.J.S.A. 52:18A-203, to adopt rules and regulations to carry out and implement its statutory responsibilities and purposes; 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. 5:85-8.3 et seq., that establish a process for amendments to the State Plan Policy Map of the State Plan as a means to implement the State Plan and to foster cooperation and coordination of planning activities between State agencies and county and local governments; and

**WHEREAS**, on September 8, 2020, The Walters Group, a private petitioner, chose to initiate a State Plan Policy Map Amendment Petition to change approximately four acres of land in Holmdel Township, Monmouth County, from a Suburban Planning Area (PA 2) to a Metropolitan Planning Area (PA 1); and

**WHEREAS**, public notice of the proposed map amendment was made pursuant to N.J.A.C. 5:85-1.7(g) and property owners within 200 feet of the proposed map amendment were mailed notice of the map amendment and notified that the proposed map amendment was available at the Holmdel Township Clerk's Office, 4 Crawfords Corner Road, Holmdel, New Jersey; at the Hazlet Township Clerks Office, 1766 Union Avenue, Hazlet, New Jersey; at the Monmouth County Planning Board, Hall of Records Annex, 1 East Main Street, Freehold, New Jersey; and at the State Planning Commission, New Jersey Business Action Center, Office of Planning Advocacy, Department of State, P.O. Box 820, Trenton, New Jersey; and

**WHEREAS**, on November 24, 2020, the Office of Planning Advocacy staff recommended to expand the proposed planning area change to also include parcels from the NJ TRANSIT Railroad Right of Way north to Holmdel's municipal boundary with Hazlet and Middletown Townships. The petitioner requested a parcel-specific map amendment to support a municipally sponsored, 50 unit 100% affordable housing family rental project. The Office of Planning Advocacy staff believes that the parcel-specific approach does not adequately advance the policy objectives and implementation strategy as set forth for a Metropolitan Planning Area and instead recommends considering a larger area that includes parcels from the NJ Transit Railroad Right of Way north to Holmdel's municipal boundary with Hazlet and Middletown Townships; and

**WHEREAS**, the enclosed Staff Report (Exhibit A) outlines the Office of Planning Advocacy's analysis of areas surrounding the original four acre property identified in the Petition that it used in determining recommended boundaries it believes were suitable for inclusion into Metropolitan Planning Area (PA-1) as part of the proposed State Plan Policy Map amendment; and

**WHEREAS**, the Office of Planning Advocacy staff also recommended to amend the State Plan Policy Map to realign the boundaries of the existing Critical Environmental Site (CES) within the proposed map amendment area to remove portions of the CES that have become mostly developed in the ensuing years since their designation, and to condition State Planning Commission approval on the Township agreeing to enact an overlay ordinance that recognizes and protects that portion of the CES proposed to remain in place that encompasses the less developed stream segment, associated wetlands, and habitat that OPA and DEP believe warrant additional environmental protection; and

**WHEREAS**, the Executive Director received six public comments: three letters of support from the Latino Coalition, the Fair Share Housing Center, and Solutions to End Poverty Soon; one letter of support from the Township of Holmdel; one letter against the project from a member of the public generally against siting affordable housing outside of urban areas; and one objection from Hazlet Township; and

**WHEREAS**, the objection from Hazlet Township is discussed in detail in the staff response, which is attached as Exhibit B; and

**WHEREAS**, the Executive Director reviewed the comments from the public and, in consultation with relevant State agencies, has determined that the amendment proposed by the Office of Planning Advocacy staff is consistent with the goals of the State Plan; and

**WHEREAS**, the Plan Implementation Committee met at public hearings, noticed to the public, on November 24<sup>th</sup>, 2020 and December 16<sup>th</sup>, 2020 to discuss the proposed map amendment and voted in favor of moving the petition to the State Planning Commission; and

**WHEREAS**, the State Planning Commission has reviewed the Executive Director's recommendation and supporting documentation and affirms that the proposed map amendment petition is consistent with the goals of the State Plan.

Date: January 6, 2021

**NOW THEREFORE BE IT RESOLVED** that the Commission hereby authorizes a State Plan Policy Map amendment to change all current and future parcels indicated on official Tax Map Sheets 8, 9, 9.01, 10, 10.01, 10.02, 11, 11.01, 18, 19, 20, 20.01, 20.02, 21, 21.01, 30, 31, 32, 32.01, 32.02, 32.03, 32.04, 43, 44, and 45 in Holmdel Township, Monmouth County, to a Metropolitan Planning Area (PA 1) on the conditions to also amend the State Plan Policy Map to realign the boundaries of the existing Critical Environmental Site (CES), and the Township agreeing to enact an overlay ordinance that recognizes and protects that portion of the CES proposed to remain in place that encompasses the less developed stream segment, associated wetlands, and habitat, based on and for the reasons described in the recommendations in the memoranda that are attached hereto and incorporated herein; and

**BE IT FURTHER RESOLVED**, that the members of the Commission and the Executive Director and staff of the Office for Planning Advocacy are hereby authorized and directed to execute such documents and to take such other actions as may be necessary or appropriate for the implementation of this Resolution.

I hereby certify that this Resolution was  
duly adopted by the State Planning Commission  
at its meeting on January 6, 2021



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Donna Rendeiro, Secretary  
State Planning Commission  
Date: January 6, 2021