



State of New Jersey

DEPARTMENT OF COMMUNITY AFFAIRS

OFFICE OF SMART GROWTH

101 SOUTH BROAD STREET

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JON S. CORZINE
Governor

JOSEPH V. DORIA, JR.
Commissioner

BENJAMIN L. SPINELLI
Executive Director

November 17, 2008

The Honorable Daniel M. Van Pelt
Mayor, Ocean Township
50 Railroad Avenue
Waretown, NJ 08758-8818

RE: Ocean Township Initial Plan Endorsement – Biennial Monitoring Report

Dear Mayor Van Pelt:

As you know, the Township of Ocean received Initial Plan Endorsement by the State Planning Commission (SPC) on December 7, 2005. In accordance with the State Planning Rules, N.J.A.C. 5:85-7.12 et seq., and the Township's Planning Implementation Agreement (PIA) – Item 1.4, the Township is required to submit biennial monitoring reports to OSG and the public concerning the terms of this PIA and related efforts. As such, Ocean Township is required to submit a biennial monitoring report by December 7, 2008.

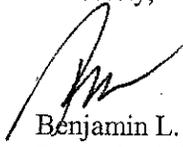
The December 2008 SPC meeting is being held on December 3, 2008. Due to staff constraints and a full agenda, OSG will be presenting the biennial status update at the **January 21, 2008** SPC meeting. In order to comply and fulfill the requirements of PIA Item 1.4, the Township must submit the following information to the Office of Smart Growth (OSG) by **December 7, 2008**:

1. A Biennial Monitoring Report that shall include copies of any revisions to the petitioner's plan, reexamination reports, Board of Adjustment annual reports, capital improvement programs or other programs submitted as part of the petition for plan endorsement, or other implementation measures adopted since endorsement by the SPC or the last report submitted and, in the report, provide a status of the Township's PIA efforts and how these items are consistent with the State Development and Redevelopment Plan, the endorsed plan and the terms of the PIA pursuant to N.J.A.C. 5:85-7.12(b);
2. An update of the Township's proposed Transfer of Development Rights (TDR) program, which shall include an updated project schedule and extension request reflecting an ending term date of June 30, 2009; and
3. Any requests for extensions to the PIA and justification thereto.

By adequately addressing the PIA, OSG can assist in resolving the current inconsistencies between the endorsed plan and obstacles pertaining to its implementation. If you have any questions or concerns, please feel free to contact Lorissa Whitaker, Principal Planner at (609) 633-63142 or via email at lwhitaker@dca.state.nj.us.



Sincerely,



Benjamin L. Spinelli
Executive Director

BLS:lw

cc: Stan Slachetka, P.P., AICP, Planning Consultant, T&M Associates
Karl Hartkopf, P.P., AICP, Planning Director, OSG
Lorissa Whitaker, Principal Planner, OSG
State Agency Partners *via e-mail*
Ocean Township PE File