

Monmouth County CART
Cross-Acceptance Report Template
**Consolidated Comments on the Preliminary State Development and
Redevelopment Plan 2025**

This Report was prepared by the Monmouth County Division of Planning on behalf of the Monmouth County Planning Board, the designated Negotiation Entity.

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I. Introduction

Monmouth County’s diverse landscapes present a broad spectrum of policy and planning considerations, offering valuable opportunities for alignment with the aspirational goals outlined in the Preliminary State Development and Redevelopment Plan (PSDRP, SDRP, or Plan). Both the County and its individual municipalities share a strong commitment to advancing many of these goals. We commend the Office of Planning Advocacy for the significant work undertaken in updating the SDRP and leading the Cross-Acceptance process.

In the spirit of collaboration, and based on Monmouth County’s detailed review, the Monmouth County Division of Planning (MCDP) respectfully offers a number of suggestions aimed at enhancing the overall structure and organization of the Plan. These recommendations are intended to strengthen its clarity, focus, and cohesiveness. Additionally, incorporating more specific, actionable strategies—clearly linked to responsible implementation agencies—could further support the effective realization of the Plan’s vision.

Upon reviewing the collection of comments contained herein, it is evident that the County plays a significant role in advancing the overarching goals of the State. The proposed Plan presents a foundation for many conversations relating to goals and outcome, and with some thoughtful structural refinements and the addition of strategic guidance, it can be further enhanced to achieve even greater impact. With this in mind, the County’s response contained herein includes a range of constructive suggestions aimed at strengthening the Plan’s narrative and ultimately supporting its successful implementation.

The County's feedback is organized according to the relevant aspirational goals, with accompanying mapping and general comments provided subsequently. To further clarify and support the County's perspective, a list of Monmouth County's key priorities is also included, along with municipal-specific input contributed by individual municipalities.

II. Preliminary State Plan Aspirational Goal Comments

1-Economic Development

The Economic Development section of the NJSDRP promotes goals intended to retain and expand existing businesses while encouraging new innovative, high-growth and environmentally sustainable industries. The Plan fosters such economic growth in a manner that restores environmentally degraded properties and protects the State's natural resources. The NJSDRP seeks to capitalize on the State's strengths (which include a skilled labor force, world-class educational institutions, a diversified economic sector, and the State's strategic location) through strategic investment in infrastructure and services, and by streamlining costly and redundant regulations. This strategy and the related goals are generally consistent and compatible with the Monmouth County Master Plan (referred to as MCMP henceforth) and the economic development initiatives that the County undertakes, as noted below.

Coordination: The NJSDRP seeks coordination between and within levels of government in order to streamline economic development efforts. Monmouth County actively engages with State, County, and municipal agencies in order to better support and process economic development initiatives. This includes coordination with municipalities and adjacent counties in reviewing site plan and subdivision applications, as well as ensuring such applications are reviewed in a timely manner by County staff.

Streamline Processes: The NJSDRP seeks to simplify regulatory activities in order to eliminate bureaucratic delays. The County is currently undertaking an update of its development regulations to clarify the application review process and applicable standards in order to ensure that development proposals don't adversely impact County roads and drainage structures.

Becoming Film Ready: The SDRP seeks interstate cooperation rather than fostering efforts resulting in regional bidding wars. Monmouth County is generally not actively engaged in recruiting new businesses but supports efforts by the State to boost its economy. For example, Monmouth County has actively supported the establishment of a movie industry in New Jersey; in particular the ongoing effort by Netflix to redevelop the former Fort Monmouth military base for a movie production facility. The County is currently seeking to establish itself as a Film Ready community; supporting the NJEDAs Motion Picture & Television Commission's program to attract productions here to New Jersey and Monmouth County.

Technical Assistance: The SDRP encourages growth of existing businesses and attraction of new companies through financial and technical support. Monmouth County shares this priority and is actively engaged in supporting existing businesses, especially those engaged in agricultural production. For example, the County seeks to preserve farmland and develop new enterprises and products in order to expand this industry, which represents one of the key components of its economy.

Investment and Maintenance in Infrastructure: Monmouth County is continually improving its facilities in order to meet the needs of existing and proposed businesses. The County coordinates roadway improvements necessary to support development and assumes the maintenance of arterial roadways to head off potential traffic congestion. Such efforts are often coordinated with the State and adjacent counties.

Local Economic Development Initiatives: Over the years, the County has also created and expanded a number of niche economic development initiatives under the Grow Monmouth

program umbrella to promote local businesses and commerce including Grown in Monmouth, Made in Monmouth, and our latest, Brewed and Distilled in Monmouth.

2. Housing

The Community Development & Housing section of the Monmouth County's Master Plan outlines strategies to improve housing affordability and quality within the County. Similarly, the Preliminary Draft of the State Development and Redevelopment Plan includes a housing goal focused on providing an adequate supply of housing for all residents. Both documents recognize the importance of affordable housing, reducing barriers to development, the connection between housing and transportation, as well as sustainable/energy efficient development. While both plans share common goals in promoting affordable housing and improving housing conditions, their approaches and scope differ. The MCMP focuses specifically on the local level, including the demographic, economic, and geographic characteristics of the County. The NJSDRP being a statewide plan sets overarching goals for all of NJ. The Master Plan is more specific in terms of actions for the County, where the NJSDRP does not get into specific actions. NJSDRP prioritizes housing as a catalyst for economic development, housing stock diversity, reducing barriers to development, health and the environment, and housing and transportation; while MCMP focuses on emerging issues and long-range challenges, approaches to affordable housing and preventing homelessness, community resiliency/sustainability, and current grant programs.

Leveraging HUD HOME funds: The HOME Investment Partnerships Program (HOME) grant, administered by the U.S. Department of Housing and Urban Development and managed locally by Monmouth County's Office of Community Development, is designed to support the creation of affordable housing within the County. This grant funds two homebuyer assistance programs: the Developer Subsidy and the Direct HOME Subsidy. The Developer Subsidy provides loans to nonprofit and for-profit developers to reduce the overall purchase price of housing units, thereby making them more affordable. The Direct HOME Subsidy, also known as the First-Time Homebuyer Program, offers down payment assistance directly to income-qualified individuals seeking to purchase a home. Both programs contribute directly to expanding Monmouth County's affordable housing stock.

Location Appropriateness: Many of the newly built or proposed affordable housing developments are located within Planning Areas 4A, 4B, and even PA-5. Municipalities located entirely or primarily within these Planning Areas face a significant challenge: they are expected to meet third and fourth round affordable housing obligations in areas not designed or planned for intense infrastructure, high-density development, or large-scale groundwater discharge into sensitive watersheds. These municipalities often have no other viable location options.

Exceeding Environmental Constraint Limitations: A key issue that arises in these situations is the complete disregard for the area's natural carrying capacity—its ability to sustainably support development without environmental degradation. While it is technically possible to engineer large-scale affordable housing developments in environmentally sensitive areas, doing so can lead to long-term ecological damage and costly maintenance of infrastructure systems which is counter to achieving long-term

affordable housing goals. Allowing blanket approval of affordable units in Planning Areas 4A, 4B, and PA-5 without evaluating environmental capacity often leads to conflicts at both the municipal and County levels. Unfortunately, the State Plan does not offer guidance or solutions to mitigate these tensions. To address this ongoing concern, the New Jersey State Development and Redevelopment Plan (NJSDRP) should provide clear guidance on balancing affordable housing development with environmental constraints.

3. Infrastructure

Transportation: Monmouth County and the State Planning Commission share the view that transportation infrastructure should be safe and accessible for all those seeking mobility and movement. In support of transit and transportation infrastructure, Monmouth County administers the North Jersey Transportation Planning Authority (NJTPA) transportation planning grant program, ensuring that transportation planning as well as capital project funding decisions related to bus and rail uses, pedestrian and bicycle transit, school safety, and roadway investments align with regional and state priorities.

Remove Mobility Barriers: Monmouth County's recent planning study, *Monmouth Paths: Access for All Study* aims to identify and address barriers to mobility and provides shareable strategic recommendations for overcoming mobility challenges. The study calls for Monmouth County to develop a comprehensive sustainability and resilience plan to help guide transportation investments and development in equitable, environmentally, and economically sustainable, and resilient ways, showcasing an alignment between the State and County in their commitment to social justice and equitable development. The State Plan would need to include an evaluation of risks (such as major storms, flooding, housing unaffordability, and economic opportunities) and identify local and regional actions that the County could take to create a more sustainable, resilient, and vibrant future while considering impacts to environmentally vulnerable and transportation disadvantaged.

Alignment between State Plan Area intentions and actual Development Induced

Infrastructure: Where the County deviates in terms of priorities is wastewater infrastructure. Monmouth County adopted its *Wastewater Management Plan (WMP)* on April 11, 2013, which includes the *Monmouth County Future Wastewater Service Area (FWSA) Map*. Accordingly, an amendment application to the NJDEP and County is necessary to expand the boundaries of the existing FWSA Map. The degree to which the designated State Planning Areas suit the current and future development of the Monmouth County is subject to refinement as it relates to amendments to the *Monmouth County Water Quality Management (WQM) Plan*. The WQM plan strives to balance population growth with environmental protection, and proposed changes are reviewed for consistency with various pertinent land use policies, zoning regulation, and infrastructure planning. It is noted that NJDEP works in coordination of the Monmouth County to review each application. The State agency should continue to work closely with, but independent of Monmouth County. This strategy of “**appropriateness of placement**” regarding future sewer service areas is threatened by the siting of large-scale residential sites in Planning Areas 4, 4b, and 5 to accommodate the State's municipal affordable housing mandates.

Wastewater Infrastructure Investment; Efficiency improves Capacity: To better meet local needs, it is recommended that the Preliminary State Plan Infrastructure Goal be more expansive in the passage related to wastewater treatment infrastructure. Although the summary conclusion for Infrastructure cites wastewater treatment infrastructure, the passage itself focuses highly on

transit. The NJSDRP does not adequately support the need for updating current wastewater systems to accommodate future needs, or the expansion of capacity where the population is expected to increase, or the limitations that should be placed on privately maintained, independent water treatment systems intended to accommodate large scale developments in conflict with conserving and protecting rural and/or environmentally sensitive lands.

Acknowledge Cause and Effect of Warehouse Development: Additionally, within Infrastructure, the conversation about warehouses or industrial facilities and their need for infrastructure infusion is mute in the State Plan. Warehouses bring in a large influx of workers and infrastructure may need to be improved for transportation networks, or public services.

4. Revitalization and Recentering

Monmouth County addresses the SDRP's goals of recentering and revitalization in a variety of ways. Most of this section is focused on goals, strategies, and priorities that require land use authority or ownership which is not within the county's jurisdiction. However, there are several ways that the County has addressed the content of this section within its scope of influence.

Urban Open Space Investment: The Monmouth County Park System has made significant investments in green spaces offering active and passive recreation in urban spaces. In 2024, 80 percent of the \$6 million-dollar Municipal Open Space Grant Program was awarded for facilities in PA-1. The Park System has also recently opened Swimming River Park in PA-1 just outside of an overburdened community in Red Bank after an extensive environmental cleanup.

Centering the Agricultural Industry: The County, along with its state and municipal partners, have preserved almost 16,000 acres of farmland in the county, creating agricultural development centers in eastern Monmouth county along the Route 34 corridor and in the western Monmouth panhandle areas. This approach is supported by the Water Quality Management Plan which limits sewer infrastructure in these locations, reducing the encroachment of future development while providing infrastructure investment in support of redevelopment opportunities in already developed areas of the county.

Reduce Barriers to Mobility/Support more Active Transportation Accessibility: The County Division of Planning has undertaken significant efforts to reduce and encourage the reduction of barriers to mobility and access, and to encourage active transportation accessible places in Monmouth County. Three recent federally funded transportation studies, *Moving Mindfully: Monmouth/Mercer*, *Monmouth Within Reach* addressed active transportation accessibility as part of another overall goal, and *Monmouth PATHS* addressed barriers to mobility affecting access to resources and opportunity as its main goal. These studies also had the effect of making recommendations to reduce the effects of highways cutting through neighborhoods or separating people from natural features, and air pollution from fossil fuels.

Community Wellness Trips: In 2024, the County piloted a low barrier to access mobility program for trips that provide access to healthcare, nutrition, and other wellness related purposes, funded by grants from the State of New Jersey. This service provided free trips starting in Monmouth County via the Transportation Network Company EZ-Ride.

JARC: The County has been subsidizing a job access program for over twenty years, through the federal Job Access Reverse Commute program, and then through the New

Jersey Job Access Reverse Commute Program (JARC). The grant, subsidized by NJ TRANSIT and matched by the County, funds night and weekend hours for the New Jersey Transit Route 836 bus, providing access to people whose jobs do not allow them to use peak hour transit services.

Cultural and Historic Resources: Chapter 6 of the MCMP supports the preservation of cultural and historic resources, as well as access to arts and culture. In 2012, the County adopted the Monmouth Arts Cultural plan, “Imagine, Envision, Create,” and is referenced to in the master plan. The Division has developed historic and scenic by-ways, one of which was adopted as an official State Scenic By-way, the Upper Freehold Historic Farmland By-way. Additionally, the Division has assisted Asbury Park with its Arts and Culture Plan, and published a guide to help municipalities work with businesses to open safely outdoors during the COVID-19 pandemic.

Holistic Approach to Recentering Development: While the County Division of Planning and Park System are already engaged with the jurisdictionally appropriate items in the preliminary SDRP, the plan only dedicates one paragraph to “Carefully reevaluate local land use policies,” and two related to reducing the burden of parking. In the case of Monmouth County and its 53 municipalities addressing recentering in this piecemeal way will not keep up with the demand for construction in suburban and rural areas. Additionally, making a priority to develop streamlined review processes may be misappropriated and applied to unwanted single use greenfield development, including those proposed in environmentally sensitive areas. A holistic approach is needed throughout the state to limit the development of sprawl.

5. Climate Change

With over 50 miles of ocean and bay coastline, Monmouth County is, and will continue to be, impacted by sea level rise, flooding, extreme weather, and heat as a result of climate change. In alignment with the Climate Change goal of the State Plan, the 2016 MCMP and other County planning documents promote policies to address the causes and effects of climate change. The County has a variety of ongoing efforts and strategies to achieve these goals.

Disaster Preparedness: The State Plan calls for hazard mitigation planning, which is carried out by the Monmouth County Office of Emergency Management (OEM). The OEM coordinates emergency planning, response, recovery, prevention, and mitigation efforts. The OEM is responsible for the development, maintenance and implementation of the County’s *All Hazard Emergency Operations Plan*, the *Multi-Jurisdictional Hazard Mitigation Plan*, and a variety of other pre-and post-disaster plans to assist in emergency response operations. The Monmouth County OEM coordinated intra-county Mutual Aid and Assistance Agreements (MAAs) for municipalities which allow those who have signed agreements to share department services in an emergency.

Support Long-term Military Installations Operations: In 2019, a Joint Land Use Study (JLUS) was performed by the County in conjunction with military installation Naval Weapons Station (NWS) Earle. Earle falls within five Monmouth County municipalities and there are 8 additional municipalities considered within the Military Influence Area. Earle encompasses 11,851 acres in 4 facilities: Mainside; Waterfront Area; the Normandy Road/Rail Ammunition Transportation Corridor, and the Pier Complex on Sandy Hook Bay. The goals of the NWS Earle JLUS include: 1) Encouraging surrounding municipalities and Navy to work closely to find development options compatible with the base mission and that preserve and protect public health, safety, and welfare; 2) Improve post-storm resiliency through increased adaptation to

Sea Level Rise; 3) Ensure preservation, protection, and post-storm resiliency of the Strategic Highway Network and major roadways that serve both NWS Earle and the surrounding communities, such as the Garden State Parkway. This project looks to create land use strategies for compatible development alternatives that could help keep the base operational while also protecting the sustainability of the surrounding communities.

The County was recently awarded carbon sequestration funds through the US Navy for the newly preserved Overbrook Farm in Colts Neck, which not only directly benefits agriculture, but also mitigates climate change.

Shore Resilience: The Monmouth County Community Rating System (CRS) Assistance Program, housed in the Division of Planning, provides technical assistance to municipalities that may not have the technical, financial, or administrative capacity to successfully participate in the CRS program. The National Flood Insurance Program (NFIP) CRS program scores participating towns on their effectiveness in the mitigation of flood hazards, with higher scores corresponding to higher discounts flood insurance premiums for homeowners and businesses located within that municipality. Since 2020, through grant funding and matches, the County has offered a shared service to all CRS participating municipalities providing CRS/floodplain management software.

Although the CRS program is crucial to the implementation of best practices in climate resilience, it is not mentioned within the NJSDRP. Climate change will continue to impact shore communities unmitigated and property, and potentially lives, will continue to be lost if robust action is not taken. State guidance and assistance would allow for more municipalities to participate in the program, creating a safer, more resilient shore.

6. Natural and Water Resources

The goal of the Natural and Water Resources chapter of the State Plan draft is to “protect, maintain, and restore the state’s natural and water resources and ecosystems.” This overall goal aligns with a number of recommendations in the MCMP as well as elements of the Division of Planning’s annual work program.

Habitat Protection and Restoration: The state’s commitment to habitat and restoration is closely aligned to the MCMP’s recommendation to “maintain and update inventories of natural features.” To carry out this recommendation, the Monmouth County Park System has identified and mapped Century Forests in the region.

Watershed Planning: The County’s Division of Planning hosts the AmeriCorps Watershed Ambassador for Watershed 12 in office. Watershed Ambassadors are tasked with educating students and citizens about watersheds and encourage them to get involved in local stewardship. The ambassador also assesses the local rivers and streams using both visual and biological assessment protocols. The data collected is then provided to the NJDEP and is also available for public viewing.

Farmland Preservation: Referring to Agriculture and Food, the NJSDRP states that “for many years, State, County, and local governments have invested in the highly successful Farmland Preservation Program, and they should continue to do so.” A related MCMP objective is “maintaining the long-term viability of the agricultural industry.” Preserving agricultural land is a large aspect of what the Monmouth County Division of Planning’s Environmental Sustainability

section focuses on. The County has permanently preserved over 15,000 acres of farmland through easements or acquisition. .

Continue to Preserve and Maintain Open Space: In the Open Space Element of the MCMP, the first recommendation (Recommendation 4.1) is to assist the Monmouth County Park System in its preparation of a new Open Space Plan, which was published in 2019. The Plan “helps show the way to providing for the purchase of open space, provision of recreation opportunities, protection of vital potable water resources, and preservation of significant County natural and cultural resources” (Truncer, pg. 7). These priorities are carried out by the Monmouth County Open Space program, as well as the county’s Municipal Open Space Grant program. Having preserved and stewarded nearly 23,000 acres of open space and recreation resources in Monmouth County since inception, the work done by these programs is closely aligned with the priorities set forward by the Open Space and Recreational Resources section of the State goal. The full expanse of the County’s open space and recreation inventory also includes privately owned open space protected through easements and deed restrictions, another stated priority of this section. Lastly, The Park System is currently working on connecting contiguous tracts of land in order to extend and connect existing pieces of the Henry Hudson Trail. The trail, a former railroad right-of-way, is another project that reflects the aligning priorities of the county and the state.

Another stated priority in this section relates to the preservation and restoration of lands along streams, wetlands, and water bodies, which the Park System has embodied in the establishment of its Crosswicks Creek, Manasquan River, Metedeconk River, and Swimming River Blueways. These “Blueways” currently encompass over 4,500 acres throughout the county and are also host to a variety of shoreline restoration projects aided by volunteers.

Deer Management: Deer management/hunting should be mentioned somewhere in the Habitat Preservation and Restoration Priorities of the Natural and Water Resources Goal. Deer are one of the biggest threats to our local conservation and restoration efforts. The Monmouth County Park System has a Deer Management plan that is updated yearly.

Reference Clarification (Climate Change): The “Stressors Map” referenced on page 39 does not exist in the Appendix and cannot be located on the state’s website either. This should be resolved by either including the map or discarding the reference.

7. Pollution and Environmental Clean Up

Monmouth County is closely aligned with the state in regard to Pollution and Environmental Clean Up priorities; namely lead abatement, brownfield remediation, restoring ecosystems, and clean energy.

Brownfield Remediation: The MCMP identifies brownfield remediation and redevelopment as a consideration in emerging issues and long-range challenges for healthy communities. In 2004, Monmouth County Planning Board published *The Brownfields Redevelopment Handbook: A Step-by-Step Guide for Municipalities* however it is no longer available online. In the Agricultural & Economic Development section of the Plan the Planning Board encourages the reuse of capped landfills and brownfields as possible sites for alternative energy generation.

Lead Abatement: The County’s Housing Improvement Program offers income-eligible homeowners deferred loans for certain eligible repairs, of which one is lead abatement. In addition, the Monmouth County Board of Health supports The Monmouth County Childhood

Lead Poisoning Program (CLPP) which focuses on Primary Prevention and charged with enforcing “Childhood Elevated Blood Lead Levels”, N.J.A.C. 5:17 et seq., “Lead Hazard Evaluation and Abatement Code”. The Health Department also provides Nursing and Environmental Case Management for children who are identified as having elevated blood lead levels.

Solid Waste Management: The MCMP incorporates the *Monmouth County Solid Waste Management Plan* (2009), (the “Waste Plan”) which was prepared by the Monmouth County Reclamation Center staff. The Plan identifies an Implementation Strategy (11.4) which includes: support for the Waste Plan, the hosting of a NJDEP AmeriCorps Ambassador, and continued work with New Jersey Clean Communities.

Pollution: The strategies listed by the NJSDRP in conjunction with Pollution and Environmental Clean-Up Goal are not perfectly matched but do generally align with County pollution and clean up concepts. Restoring degraded freshwater bodies, lands, and natural systems through remediation programs is a strategy found throughout many sections of the MCMP primarily under Natural Resources. Restoring ecosystems would also be in line with the Natural Resources portion of the MCMP.

Clean Energy: The NJSDRP indicates the State will continue transition to 100% clean energy. In 2013, the MCBCF designated a Monmouth County Energy Committee to develop 1, 5, and 10-Year Plan Project Lists to implement energy reduction measures at County facilities.

Plastic Waste Reduction: The Plastic Waste Reduction Act and the use of single-use plastics be specifically highlighted as a target for waste management/ recycling priority. “Promote self-sufficiency in waste management by preparing and implementing Solid Waste Management Plans that align with the goals of Plastic Waste Reduction Act and support a hierarchy of techniques, starting with source reduction and reuse, recycling, composting, and state-of-the-art disposal of remaining waste at a regional or state level, while also reducing single-use plastics.”

8-Historic and Scenic Resources

MCDP is closely aligned to the State’s Planning Commission in regard to the importance of Historic & Cultural Resources. There are several projects and programs within the County that further the state’s goal of preserving and enhancing historic, cultural, and natural resources. As these resources are identified and ameliorated, the County is also actively improving public access to appropriate sites. Descriptions of the various projects and programs sponsored by Monmouth County that prioritize the protections, enhancement, and improvement of access to key Historic & Scenic Resources follow.

Historic Property Management: Monmouth County hosts a mapped Historic Sites Inventory (HSI), created created by the Monmouth County Park System and distributed by the County’s GIS Division. The map takes a broader look at the significant historical structures throughout the County, allowing users to find extensive details about historical sites near them, or ones they might be interested in visiting. The Park System owns and manages more historic properties than any other jurisdiction in the county. As such, the Park System’s mission is interwoven with the stewardship of the historic places that it also preserves and protects.

Identifying and Preserving Scenic Roadways: The Natural Resources; Arts, Historic, & Cultural Resources; and Transportation & Mobility Elements of the MCMP each have policy and planning recommendations that are aligned with the priorities of the state’s Historic and Scenic

Resources Element. For example, the first recommendation in the County's Transportation & Mobility Element (Recommendation 8.1) posits that the MCDP should maintain and update both the *Monmouth County Scenic Roadway Plan (2001)* and the *Monmouth County Road Plan (2012)*. The Scenic Roadway Plan identifies scenic roadways within the County, while offering alternative design guidelines for these roads. This plan and its application by the Monmouth County Planning Board's development review process is used as a mechanism to preserve the scenic properties of many County areas. With this in mind, the County is of firm belief that Scenic Roads identified in the Monmouth County Scenic Roadway Plan should be shown as Historic and Cultural Sites (HCS) on the State Plan Policy Map, as these roads have been identified as "[possessing] such a high degree of visual quality that driving, biking or walking along these roadways is a pleasurable and enjoyable experience." Municipal scenic roads in Colts Neck Township and Freehold Township are already given this distinction on the State Plan Policy Map. Critical Environmental Sites (CES) and Historic and Cultural Sites (HCS) are designations used to help organize planning for new development or redevelopment by singling out the elements of natural systems, small areas of habitat, historic site or other features that should continue to be expressed through protection and restoration. Scenic vistas and corridors are identified in the NJSDRP as examples of features for HCS designation. The County recommends a final review of scenic roadways before they are included in on the State Policy Map as HCS to verify that they still meet the definition of scenic.

9-Equity

The Monmouth County Division of Planning supports initiatives that result in more equitable outcomes for our under-resourced and overburdened communities. The County has launched several programs to advance this ideal. One such initiative, the previously mentioned Monmouth County Community Rating System (CRS) Municipal Assistance Program, was designed to alleviate the technical, professional, and financial barriers faced by smaller communities, enabling them to participate in the FEMA's CRS program. As a result, the number of communities participating in CRS doubled, as did the amount of savings for policy holders in these communities, providing significant savings for local businesses and residents as well as more affordable insurance rates in flood prone locations. This success also prompted other New Jersey counties to establish similar programs, enhancing mitigation and resilience along the Jersey Shore.

Park Access in Urbanized Areas: In recent years, the Monmouth County Park System has shifted focus toward expanding park access in urbanized areas. Notable projects include the transformation of a building at Fort Monmouth into a community recreation center, the creation of the Skateplex at Seven Presidents Park in Long Branch, the establishment of Swimming River Park (a remediated brownfield site located along the Swimming River just outside Red Bank) and the recent extension of the Henry Hudson Trail into downtown Freehold Borough. The latter includes plans for a new regional, urban park at the trail's southern terminus.

Comprehensive Community Programs: The Monmouth County Health Department and Monmouth ACTS (Assisting Communities Through Service), a partnership of government agencies and non-profit organizations working collaboratively to enhance access to services including mental health, addiction, aging, housing, child care, and transportation. The Monmouth County Division of Planning actively participates in the Transportation subcommittee of Monmouth ACTS. Also of note, all Transportation Planning studies conducted by the Planning Division and funded through the North Jersey Transportation Planning Agency

incorporates an equity component, including outreach specifically intended to take place in underserved communities.

Dispersion of CDBG Funds: The County has recently adjusted its Community Development Block Grant funding formula, giving added weight to proposals located in HUD-eligible block groups. Up to 20% of the Block Grant funding is reserved for nonprofit public service organizations, many of which focus on providing social and welfare programs to our residents in under resourced communities across Monmouth County.

10-Sound and Integrated Planning

Monmouth County's Master Plan aligns with the State Plan goal of fostering sound and integrated planning by implementing local, strategic planning that support the broader state goals, creating a consistent planning agenda across jurisdictions.

Intergovernmental and Interorganizational Cooperation: Monmouth County Planning Board Staff participates in collaborative partnerships with local government representatives, nonprofits and other public or private stakeholders. These efforts to coordinate planning efforts, helps to ensure consistency between adopted plans, maps, and programs. Some examples of these collaborative partnerships include: A representative on the Fort Monmouth Economic Revitalization Authority; Voting member of the CDBG, HOME, and ESG committees; Membership on the Monmouth County Fair Housing Board and Homeless System Collaborative; Membership on the Aging Disabilities and Veterans Services Provider Group; Shared Services agreements with the municipal Community Rating System Users Group; and Coordination with the Health Department for the development and implementation of a wellness transportation program.

Public Inclusion: Monmouth County engages the community throughout the planning process, holding public hearings and workshops to gather input from residents. Periods of public comment are included for all grant applications.

Sound Land Use Planning: Monmouth County encourages land use planning and design that avoids conflicts with existing land use, ensuring compatibility with existing utility capacity and services. All development applications effecting County roads or utility systems must be approved by the appropriate advisory boards. Monmouth County reviews all municipal stormwater control ordinance amendments.

GIS Support: Monmouth County integrates GIS data analysis and mapping to support informed decision making through analysis of transportation systems, environmental conditions, and existing land use at both the local and regional level.

III. Monmouth County Planning Priorities for Each State Plan Goal

Economic Development

- Support local businesses through County programming.
- Investment in facilities that attract residents seeking good paying, in-demand jobs that return benefits to the communities we serve.
- Invest in infrastructure that support the expansion trade and commerce.

Housing

- Support creative zoning/land uses as well as leverage financial incentives for developers that lead to the creation of a variety of housing options (size, types, styles, locations) that offer a financial accessibility to the housing market for a broad array of ages, incomes, and employment levels.
- Development that provides a variety of housing options (size, types, styles) that offer people, particularly the elderly, the ability to age in place in their neighborhood or on site within a planned community development.
- Limited residential development in rural and environmentally sensitive locations dependent on discharge to groundwater for wastewater disposal that does not “stress” the natural carrying capacity of the watershed.

Infrastructure

- Priority for infrastructure projects necessary to ensure public health and safety.
- Investment in infrastructure to improve resilience to climate threats.
- Investments that improve multi-modal mobility and circulation throughout the County.

Revitalization/Recentering

- Provide professional and technical assistance to projects located in areas designated as in need of redevelopment.
- Revitalize, program, and activate latent community spaces in urban places such as parks, community/recreation centers, environmental amenities, libraries, and public facilities.
- Create a critical mass of preserved farms to support a sustainable agricultural industry.

Climate Change

- Implement the recommendations of the County’s Multi-jurisdictional Hazard Mitigation Plan.
- Support municipalities in their flood hazard mitigation activities.
- Participate in mitigation programs that contribute to military institution operational sustainability.

Natural and Water Resources

- Public acquisition of high-quality environmental resources.
- Limit the induced demand of groundwater discharge in rural and environmentally sensitive areas.

Stormwater management that considers water quality as well as recharge back into the environment.

Pollution and Environmental Cleanup

- Monitor and enforce pollution controls for public open space, preserved farms, and conservation areas.
- Promote the remediation and purposeful reuse of brownfields.
- Increase environmental education and awareness about the impacts an individual's behavior has on the environment leading to more informed choices and positive, mindful action.

Historic and Scenic Resources

- Limit the contextual disturbances caused by the encroachment of contemporary development on our historic and scenic resources.
- Support the acquisition, retention, and restoration of these resources through public-nonprofit partnerships.
- Repurpose and reuse historic urban buildings and spaces.

Equity

- Offer professional and technical program assistance to underserved, underrepresented, and under resourced communities throughout the county.
- Ensure that communities with historically low participatory involvement are included in our public outreach programs for regional studies.
- Include nonprofit organizations in community planning and solution implementation to ensure the voices of the underrepresented populations they serve are actively involved in the process.

IV. Monmouth County General Comments

Comments regarding the overall structure and purpose, or comments not directly related to an aspirational goal of the plan are listed below.

1. **Restructure the narrative of each of the 10 aspirational goals to make them more impactful.** For each section, there should first be a discussion of why the issue is a priority for the state, followed by a set of goals that reflect what success would look like, followed by a list of strategies for planners to employ in order to reach the specified goals.

Example:

Aspirational Goal: Equity

- i. **Why Equity:** A long history of disinvestment has created an environment where many communities experience adverse outcomes in areas such as economic growth, public health, environmental stressors, etc. Reinvesting time and capital into localities overburdened by these matters can lead to a more prosperous community and people.*
 - ii. **Equity Goals:***
 - a. Goal 1: Fair share of affordable housing in each municipality...*
 - b. Goal 2: Include more outreach for planning....*
 - c. Goal 3. Provide inclusive....*
 - iii. **Equity Strategies:***
 - a. Strategy 1: Create a "Fair Share" plan utilizing resources provided by the state.*
 - b. Strategy 2: Leverage CDBG funds to support HOME funded*
 - c. Strategy 3*
2. **SDRP Correction:** On page 78 of the draft Preliminary State Development and Redevelopment Plan, the first sentence reads "*The only land in New Jersey that is located outside the Pinelands and designated as a Military Installation is the Picatinny Arsenal in Morris County.*" This needs to be revised. There are other military bases and installations in the state that are not in the Pinelands National Reserve. For example, Naval Weapons Station Earle (NWSE) located in Tinton Falls Borough as well as Colts Neck, Howell, Wall, and Middletown townships, the U.S. Coast Guard Station in Sandy Hook; and National Guard Training Center in Sea Girt all have installations in Monmouth County outside of the Pinelands.
3. **Land Use Conflicts Proximate to Military Installations:** Related to General Comment #2, the current draft fails to consider land uses in the vicinity of the bases. Supporting the military's mission by diminishing potential future land use conflicts between the public and military for both safety and security reasons should be identified an objective of the State Plan. Ensuring the safety of the public (from blast zones, noise, equipment movement, etc.) is essential. Unfortunately, limited land resources, market demands, and affordable housing mandates are pushing new, denser residential development closer to what were once remote and isolated facilities. The current draft needs to address this inherent conflict.

4. **Archaeological Finds:** On page 52 of the draft SDRP, it is not clear what “*Encourage voluntary, speedy documentation of archaeological finds*” means. Clarification on what is meant by voluntary is important.
5. **Clarify and/or Cite Best Practice Expectations:** The Preliminary Plan often references plans, policies, principles, or best practices that are not included or made accessible to the reader. For example, a reader may not know from the discussion what is meant by “best practices in decarbonization”. If a specific best management practice or state guideline exists, then the Plan should cite the reference to this practice to establish expectations. If one does not exist, the Plan should provide references to best industry practices, relevant case studies, or emerging guidance. This does not apply only to decarbonization practices (pg. 40), but for other concepts posited, such as “urban forestry principles” (pg. 44), “carrying capacity” (pg. 46), etc.
6. **Integrating a conversation about Health and Housing:** The current Housing Element of the State Plan omits any discussion of the intersection between housing and healthcare, including the state’s efforts with the “Housing First” model. This omission is particularly concerning given the ongoing work of the New Jersey Housing and Mortgage Finance Agency (NJHMFA) through its Hospital Partnership Subsidy Program. This initiative supports hospitals in developing affordable housing and creates opportunities for providing more aging in place housing through matching their financial contributions and facilitating the construction of housing with integrated wellness facilities. Two noteworthy projects currently underway—at University Hospital in Newark and St. Joseph’s University Medical Center in Paterson—exemplify how affordable housing co-located with healthcare services can address both housing insecurity and healthcare access simultaneously.

These developments are especially critical for low-income individuals and families who often lack access to primary care and instead rely on emergency departments for basic medical needs. Embedding healthcare access within affordable housing not only improves health outcomes but also reduces strain on emergency medical systems—demonstrating a clear case of good planning in practice.

Given that state funds are already supporting such impactful initiatives, the State Plan’s Housing Element should reference and highlight this important initiative. If the Plan aims to promote forward-thinking, integrated, and equitable planning strategies, it should acknowledge and build upon programs like the Hospital Partnership Subsidy Program. The Plan needs to recognize the connection between housing security, long-term community stability, and public health as important components to achieving holistic community well-being.

7. **Reframing Equity:** The Equity element isn’t broad enough in its conversation about marginalized groups and only offers a “appropriate action” to be taken without offering much in the way of substantial guidance. Unlike other sections that affirm more direct measures of action, this approach only weakens the state’s policy position. The current section’s limited mention of marginalized groups—focusing primarily on rural residents and farmers—significantly underrepresents the wide range of communities across New Jersey that face systemic barriers to opportunity. This narrow framing not only overlooks

the lived experiences of many, but also risks reinforcing inequities by failing to name and address them.

For example, children in low-income urban neighborhoods experience disproportionately high rates of asthma due to poor air quality—an issue of environmental justice. Similarly, women and people of color frequently encounter obstacles in accessing the capital necessary to launch and grow businesses in their own communities. These are just a few of many well-documented equity challenges that deserve acknowledgment in any plan that seeks to promote fair and inclusive development.

While it is important to recognize the needs of rural populations, equity must be addressed comprehensively. The absence of broader representation in this discussion reduces a complex, intersectional issue to a narrow lens centered on a predominantly white demographic. If the state is serious about advancing equity, the Plan must reflect the full spectrum of communities affected by historically repressive policies—and actively propose strategies to help all marginalized groups thrive.

8. **Formatting consistency:** The final format of the Plan needs to provide consistency with fonts, colors, sizing, etc. The Excel tables are clearly screen shots of documents. Rather, the tables should be formatted and converted into images that can then be clearly viewed and referenced throughout the document.
9. **Infrastructure:** The Preliminary Plans seems overly focused on transportation infrastructure and fails to bring similar attention to other critical types of infrastructure. Key issues that require more attention include:
 - **Utilities Infrastructure:** The Plan should address aging infrastructure beyond transportation, particularly utilities that need policy support and state investment, such as upgrades to electrical grid, retrofitting equipment, resilient utility infrastructure.
 - **Investment Prioritization:** Infrastructure upgrades should be prioritized based on public health and safety—for example, replacing lead water pipes and resilience in locations vulnerable to the effects of climate change.
 - **Affordable Housing and Environmental Impact:** The state’s affordable housing mandates create new infrastructure demands. The Plan should consider how these requirements impact natural systems, particularly large amounts of groundwater disposal in rural and environmentally sensitive areas.
 - **Water Protection and Treatment:** The protection of groundwater and surface water, essential sources of drinking water, must be raised as a concern. The Plan should link development to needed investments in water and sewer treatment facilities, improving capacity, efficiency, and containment - replacing components that could fail resulting in environmental contamination.
 - **Additional Comments on Transportation Infrastructure**
 - **Connecting Suburbs to Jobs:** The Plan should propose strategies and give examples on how the state proposes how jurisdictions could retrofit and link dispersed, post-WWII suburban developments to specific employment centers.

- **Broaden Pedestrian Planning:** Instead of focusing solely on areas around train stations, pedestrian circulation improvements should extend to:
 - Bus-oriented development areas
 - Isolated clusters of commercial properties and their connection to each other and nearby residences
 - Cultural and entertainment destinations and surrounding supportive land uses
- **Clarify Mixed Transportation Concepts:** The paragraph that combines the reuse of abandoned rights-of-way (ROWs), high-occupancy vehicles, and pedestrian/bicycle infrastructure needs better cohesion. These topics should be presented with a clear and unifying purpose or goal.
- **Avoid Redundancy:** Repetitions should be addressed:
 - Abandoned ROWs are mentioned as a priority on both pages 31 and 32.
 - Encouraging transit appears on both pages 31 and 33.

10. **Remote work:** The long-term shift toward remote and hybrid work has not been fully integrated into discussions about regional transportation planning or housing policy. In particular, there has been limited attention paid to how changes in commuter behavior are reshaping demand for public transit and influencing infrastructure needs. One notable consequence of increased work-from-home flexibility is the rise in housing demand in areas that were once considered remote from major employment centers but have always been attractive for their quality of life—such as the Jersey Shore and other exurban areas around New York City.

These regions are experiencing sustained housing price increases, even in locations with elevated risks such as flood-prone zones along the coast, because they are no longer viewed solely as seasonal or secondary markets. Instead, they are becoming viable options for year-round living as workers are no longer tethered to daily commutes into Manhattan or other urban hubs in North Jersey. As a result, the geographic footprint of the housing market is expanding, and traditional constraints tied to proximity to transit lines or employment cores are weakening, and housing affordability for those that already live and work in these places is declining.

This trend raises important questions about the future of regional transit systems, especially those like New Jersey’s, which have historically been designed to serve a concentrated flow of commuters into New York City. If daily ridership continues to decline or decentralize, transit agencies may need to rethink service models, funding structures, and long-term infrastructure investments.

V. Monmouth County Mapping Comments

Comments regarding the map coinciding with the Preliminary State Plan are listed below.

1. **Farmland Preservation Centering:** Identify preserved farms on the State Plan Map to reveal regional “centering” of farmland preservation investments over time. The critical mass of farms in these “investment areas” tie back to specific state and local policy issues in these locations including right to farm, special use permits, stewardship, environmental concerns related to agricultural operations, etc.
2. **Proper Military Classification: Navel Weapon Station Earle, the New Jersey National Guard Training Center in Sea Girt, and the Sandy Hook Coast Guard Station** should be included in the Military Installations Classification, not the current the Environmentally Sensitive Area (PA-5). This includes all the property contained within the weapons station including the rail line to the naval pier.
3. **Redevelopment Areas presented as a Special Overlay similar to HCS and ECS:** Identify “Areas in Need of Redevelopment” as primary investment areas on the State Plan Policy Map. These locations are central to many municipal planning initiatives and reflect a community’s commitment to future reinvestment. They often hold significant potential for transit-oriented development and the creation of affordable housing. Redevelopment areas already receive prioritized consideration from state agencies for technical support and financial investment, benefiting from substantial public and private funding in infrastructure development.
 - a. Add a map overlay for all locations in Monmouth County designated as " Areas in Need of Redevelopment" using NJDCA GIS Data & Map
4. **PA-8 Clarification:** Some of the publicly available data uses the PA-8 designation for parks and open space. It is unclear if the denotation of “PA-8” is still in use, or if areas will simply be labeled as “Parks and Open Space.” The new plan and data set should make sure that PA-8 is either explained or relabeled.
5. **All Open Space in Monmouth County to be shown as PA-8:** All County owned open space and parkland should be identified as PA-8 along with any municipal parklands conveyed to the state on our official open space layer. There are approximately 6,000 additional acres of county lands in this State Plan category since the 2001 SDRP. The most recent, updated GIS shapefile will be provided to the state along with the County ROSI.
6. **Include Designated State Scenic Byways on the New Jersey State Plan Map:** The Upper Freehold Historic Farmland Byway, officially designated as a New Jersey Scenic Byway by the New Jersey Department of Transportation (NJDOT) Commissioner on November 29, 2006, spans a 24-mile route through Upper Freehold Township and Allentown Borough. This byway highlights the region’s rich historic, scenic, recreational, and cultural assets, offering a vivid portrait of New Jersey’s rural heritage. Developed through a collaborative effort among local, county, and state partners, the Monmouth County Division of Planning led the creation of the Byway Nomination Packet and oversaw the development of the Corridor Management Plan (CMP), finalized in 2010. These foundational documents have guided the stewardship and promotion of the byway’s intrinsic qualities.

Today, the route is marked with official signage and is actively managed by Monmouth Conservation Foundation. However, despite its designation and ongoing management, the byway remains absent from the New Jersey State Plan Map.

Including designated State Scenic Byways like the Upper Freehold Historic Farmland Byway on the State Plan Map would provide essential policy support for preserving their intrinsic qualities—historic, archaeological, scenic, recreational, cultural, and natural. It would also reinforce the goals outlined in each byway’s CMP, promote public education about New Jersey’s history, support local tourism, and strengthen broader state initiatives such as farmland and open space preservation. Recognizing these routes on the State Plan Map is a critical step toward honoring and sustaining the landscapes and stories that make New Jersey unique.

- 7. Flood Risk Mapping:** The SPC should consider an overlay over locations subject to a heightened level of flood risk. Regardless whether the overlay reflects FEMA’s Special Flood Hazard Area or the pending NJ PACT Real Rules (Inundation Risk Zone), the designation provides guidance for municipal and state agencies on where flood hazard mitigation investment should be prioritized.

VI. Municipal Mapping Comments

**The following comments should be considered along with the prior Cross Acceptance round Planning Areas agreed to by the OPA (pending municipal concurrence)*

Jurisdiction & General Information	Municipal Mapping Comment	County Comment
<p>Colts Neck – CN1</p> <p>OrigOID: 38</p> <p>Map Request: <i>Change Planning Area</i></p> <p>Existing: PA 3</p> <p>Proposed: PA 5</p>	<p>The draft State Development and Redevelopment Map should be corrected to delineate Block 56.01 in the south east corner of the Township as PA5.</p> <p>A PA5 designation is more appropriate than the proposed PA3 designation since this area meets the following PA5 Guiding Criteria;</p> <ol style="list-style-type: none"> 1. Population density of less than 1,000 persons per square mile. 2. Is contiguous to other PA5 areas and together creates a land area greater than one square mile. 3. The area is in the watershed of a Category One stream. 4. The area is in the watershed of a potable water supply. 5. The area contains sections of freshwater wetlands and associated buffers. 6. The area is not in a public sanitary sewer service area or a drinking water purveyor service area. 7. Portions of the area are identified as Vernal Habitat that serve as unique breeding habitats. 	<p>The County does not concur with Colts Neck in this map amendment suggestion. Block 56.01 encompasses lots owned by Monmouth County (Lots 1 & 2), Jersey Central Power & Light Co. (Lots 3 & 4), and Naval Weapons Station Earle (NWSE) (Lot 5).</p> <p>The lots owned by the County are appropriately designated as they are utilized to support the adjacent reclamation center.</p> <p>The lots owned by JCP&L are utilized to support utility operations.</p> <p>The County suggests that Military institutions should be identified under a separate planning area designation, which would apply to the portion of Block 56.01 owned by NWSE.</p> <p>Changing the designation on this Block to PA 5 would be inappropriate given the current uses and lack of environmental constraints.</p>
<p>Eatontown – E1</p> <p>OrigOID: 55</p> <p>Map Request: <i>Modify Map</i></p>	<p>Monmouth Mall Area in Need of Redevelopment</p>	<p>The County concurs with Eatontown’s comment and suggests that the NJ DCA Areas in Need of Redevelopment layer should be added to the State Plan Map.</p>

Existing: <i>PA 1</i>		
Proposed: <i>Area in Need of Redevelopment</i>		
Eatontown – E2	Existing Downtown Area in Need of Redevelopment	Concur, see above comment.
OrigOID: <i>51</i>		
Map Request: <i>Modify Map</i>		
Existing: <i>PA 1</i>		
Proposed: <i>Area in Need of Redevelopment</i>		
Eatontown – E3	Filming Overlay Zone	With the arrival of Netflix East Coast Production Headquarters coming to Fort Monmouth, Monmouth County is preparing to become a certified Film Ready Community. We support municipal efforts that encourage filming and production in Monmouth County
OrigOID: <i>45</i>		
Map Request: <i>Modify Map</i>		
Existing: <i>PA 1</i>		
Proposed: <i>Film Overlay</i>		
Eatontown – E4	Identify as Historic District.	Area denoted is not formally recognized as a Historic District in the municipal master plan but does encompass some historic structures. The site is not listed on either the State or National Register. Monmouth County supports municipal efforts in the preservation and/or reuse of historic sites and properties
OrigOID: <i>54</i>		
Map Request: <i>Modify Map</i>		
Existing: <i>PA 1</i>		
Proposed: <i>Historic District</i>		
Eatontown – E5	ROSI – Maxwell Street Playground	Concur
OrigOID:		

<p>56</p> <p>Map Request: <i>Change Planning Area</i></p> <p>Existing: <i>PA 1</i></p> <p>Proposed: <i>PA 8</i></p>		
<p>Eatontown – E6</p> <p>OrigOID: 57</p> <p>Map Request: <i>Change Planning Area</i></p> <p>Existing: <i>PA 1</i></p> <p>Proposed: <i>PA 8</i></p>	<p>ROSI Wampum Lake Park</p>	<p>Concur</p>
<p>Eatontown – E7</p> <p>OrigOID: 58</p> <p>Map Request: <i>Change Planning Area</i></p> <p>Existing: <i>PA 1</i></p> <p>Proposed: <i>PA 8</i></p>	<p>ROSI Wolcott Park</p>	<p>Concur</p>
<p>Eatontown – E8</p> <p>OrigOID: 59</p> <p>Map Request: <i>Change Planning Area</i></p> <p>Existing: <i>PA 1</i></p>	<p>ROSI Bliss Price Arboretum</p>	<p>Concur</p>

Proposed: <i>PA 8</i>		
Eatontown – E9 OrigOID: <i>60</i> Map Request: <i>Change Planning Area</i> Existing: <i>PA 1</i> Proposed: <i>PA 8</i>	ROSI Capilupi Tract	Concur
Eatontown – E10 OrigOID: <i>61</i> Map Request: <i>Change Planning Area</i> Existing: <i>PA 1</i> Proposed: <i>PA 8</i>	ROSI Husky Brook Park	Concur
Eatontown – E11 OrigOID: <i>62</i> Map Request: <i>Change Planning Area</i> Existing: <i>PA 1</i> Proposed: <i>PA 8</i>	ROSI 80 Acres Park	Concur
Freehold Township – FT1 OrigOID: <i>76</i>	1147 Burke Road - now owned by NJ DEP.	Concur

<p>Map Request: <i>Change Planning Area</i></p> <p>Existing: <i>PA 5</i></p> <p>Proposed: <i>PA 8</i></p>		
<p>Freehold Township – FT2</p> <p>OrigOID: 77</p> <p>Map Request: <i>Change Planning Area</i></p> <p>Existing: <i>PA 5</i></p> <p>Proposed: <i>PA 8</i></p>	<p>1155 Burke Road [Blk 91, Lot 49] now owned by NJ DEP</p>	<p>Concur</p>
<p>Freehold Township - FT3</p> <p>OrigOID: 78</p> <p>Map Request: <i>Change Planning Area</i></p> <p>Existing: <i>PA 5</i></p> <p>Proposed: <i>PA 8</i></p>	<p>55 Turkey Swamp Road [Blk 92, Lot 47] - now owned by NJ DEP</p>	<p>Concur</p>
<p>Freehold Township – FT4</p> <p>OrigOID: 79</p> <p>Map Request: <i>Change Planning Area</i></p> <p>Existing: <i>PA 5</i></p>	<p>100 Cottrell Rd [Blk 102, Lot 93] - now owned by NJ DEP</p>	<p>Concur</p>

Proposed: <i>PA 8</i>		
Freehold Township – FT5 OrigOID: <i>80</i> Map Request: <i>Change Planning Area</i> Existing: <i>PA 5</i> Proposed: <i>PA 8</i>	28 Cottrell Rd [Blk 102, Lot 40] - Now owned by NJ DEP	Concur
Freehold Township – FT6 OrigOID: <i>81</i> Map Request: <i>Change Planning Area</i> Existing: <i>PA 5</i> Proposed: <i>PA 8</i>	305 Hendrickson Rd [Blk 102, Lot 46] - Now owned by NJ DEP (Green Acres)	Concur
Middletown Township – MT1 OrigOID: <i>82</i> Map Request: <i>Modify Map</i> Existing: <i>PA 1</i> Proposed: <i>Node</i>	Node for Lincroft Business District	Concur
Middletown Township – MT2	100 Schultz Drive Redevelopment Area	Concur

<p>Object ID: 217</p> <p>Map Request: <i>Modify Map</i></p> <p>Existing: <i>PA 1</i></p> <p>Proposed: <i>Area in Need of Redevelopment</i></p>		
<p>Middletown Township – MT3</p> <p>Object ID: 215 & 216</p> <p>Map Request: <i>Modify Map</i></p> <p>Existing: <i>PA 1</i></p> <p>Proposed: <i>Area in Need of Redevelopment</i></p>	<p>325 Highway 36 Redevelopment Area</p>	<p>Concur</p>
<p>Middletown Township – MT4</p> <p>Object ID: 272 - 289</p> <p>Map Request: <i>Modify Map</i></p> <p>Existing: <i>PA 1</i></p> <p>Proposed: <i>Area in Need of Redevelopment</i></p>	<p>Circus Liquors Redevelopment Area</p>	<p>Concur</p>
<p>Middletown Township – MT5</p> <p>Object ID: 271</p> <p>Map Request: <i>Modify Map</i></p>	<p>Half Mile Road Redevelopment Area</p>	<p>Concur</p>

<p>Existing: <i>PA 1</i></p> <p>Proposed: <i>Area in Need of Redevelopment</i></p>		
<p>Middletown Township – MT6</p> <p>Object ID: <i>268 - 270</i></p> <p>Map Request: <i>Modify Map</i></p> <p>Existing: <i>PA 1</i></p> <p>Proposed: <i>Area in Need of Redevelopment</i></p>	<p>Municipal Complex Redevelopment Area</p>	<p>Concur</p>
<p>Middletown Township – MT7</p> <p>Object ID: <i>218 & 219</i></p> <p>Map Request: <i>Modify Map</i></p> <p>Existing: <i>PA 1</i></p> <p>Proposed: <i>Area in Need of Redevelopment</i></p>	<p>North Middletown Redevelopment Area</p>	<p>Concur</p>
<p>Middletown Township – MT8</p> <p>Object ID: <i>223 - 267</i></p> <p>Map Request: <i>Modify Map</i></p> <p>Existing: <i>PA 1</i></p> <p>Proposed: <i>Area in Need of Redevelopment</i></p>	<p>Port Belford Redevelopment Area</p>	<p>Concur</p>

<p>Middletown Township – MT9</p> <p>Object ID: 220 - 222</p> <p>Map Request: <i>Modify Map</i></p> <p>Existing: <i>PA 1</i></p> <p>Proposed: <i>Area in Need of Redevelopment</i></p>	<p>River Centre South Redevelopment Area</p>	<p>Concur</p>
<p>Middletown Township – MT10</p> <p>Object ID: 1 - 214</p> <p>Map Request: <i>Modify Map</i></p> <p>Existing: <i>Various</i></p> <p>Proposed: <i>PA 8</i></p>	<p>Provided ROSI Map, identify as parkland.</p>	<p>Concur</p>
<p>Middletown Township – MT11</p> <p>OrigOID: 83</p> <p>Map Request: <i>Modify Map</i></p> <p>Existing: <i>PA 1</i></p> <p>Proposed: <i>Node</i></p>	<p>Node for Campbell's Junction Business District</p>	<p>Concur</p>
<p>Roosevelt Borough – R1</p> <p>OrigOID: 30</p> <p>Map Request:</p>	<p>NJDEP Park - Assunpink Preserve</p>	<p>Concur</p>

<p><i>Change Planning Area</i></p> <p>Existing: <i>PA 4B</i></p> <p>Proposed: <i>PA 8</i></p>		
<p>Tinton Falls Borough – TF1</p> <p>OrigOID: 70</p> <p>Map Request: <i>Change Planning Area</i></p> <p>Existing: <i>PA 8</i></p> <p>Proposed: <i>PA 2</i></p>	<p>Not park areas.</p>	<p>Concur</p>
<p>Tinton Falls Borough – TF2</p> <p>OrigOID: 72</p> <p>Map Request: <i>Change Planning Area</i></p> <p>Existing: <i>PA 5</i></p> <p>Proposed: <i>PA 2</i></p>	<p>Change PA5/PA2 boundary to include all of Willowbrook development in PA2.</p>	<p>Concur</p>
<p>Tinton Falls Borough – TF3</p> <p>OrigOID: 73</p> <p>Map Request: <i>Change Planning Area</i></p> <p>Existing: <i>PA 5</i></p>	<p>Include residential developments around Sam Drive, Daniel Court & Hockhockson Road in PA2</p>	<p>Concur</p>

Proposed: <i>PA 2</i>		
Tinton Falls Borough – TF4 OrigOID: <i>74</i> Map Request: <i>Change Planning Area</i> Existing: <i>PA 8</i> Proposed: <i>PA 2</i>	There is no park here. Change to PA2.	Concur
Tinton Falls Borough – TF5 OrigOID: <i>75</i> Map Request: <i>Change Planning Area</i> Existing: <i>PA 3</i> Proposed: <i>PA 2</i>	Include new Enclave at Shark River housing development in PA-2. They installed sewer.	Concur
Wall Township – W1 OrigOID: <i>53</i> Map Request: <i>Change Planning Area</i> Existing: <i>PA 1</i> Proposed: <i>PA 8</i>	USDA PRIME FARMLAND SOILS, CONTIGUOUS TO LARGE PARK	Adjacent to, but not part of, Wall's identified municipal parks.
Wall Township – W2 OrigOID: <i>54</i>	USDA PRIME FARMLAND SOILS, CONTIGUOUS TO LARGE PARK	Does not meet PA-4 minimum 1 square mile area requirement

<p>Map Request: <i>Change Planning Area</i></p> <p>Existing: <i>PA 1</i></p> <p>Proposed: <i>PA 4</i></p>		
<p>Wall Township – W3</p> <p>OrigOID: 63</p> <p>Map Request: <i>Change Planning Area</i></p> <p>Existing: <i>PA 2</i></p> <p>Proposed: <i>PA 4</i></p>	<p>USDA PRIME FARMLAND SOILS, FARMLAND OF STATEWIDE IMPORTANCE, CENTER OF TOWN WHERE MASTER PLAN CALLS OUT PRESERVING RURAL AND AGRICULTURAL CHARACTER</p>	<p>Does not meet PA-4 minimum 1 square mile area requirement</p>
<p>Wall Township – W4</p> <p>OrigOID: 63</p> <p>Map Request: <i>Change Planning Area</i></p> <p>Existing: <i>PA 2</i></p> <p>Proposed: <i>PA 4</i></p>	<p>USDA PRIME FARMLAND SOILS, FARMLAND OF STATEWIDE IMPORTANCE, CENTER OF TOWN WHERE MASTER PLAN CALLS OUT PRESERVING RURAL AND AGRICULTURAL CHARACTER</p>	<p>Same property as above.</p>
<p>Wall Township – W5</p> <p>OrigOID: 57</p> <p>Map Request: <i>Change Planning Area</i></p> <p>Existing: <i>PA 2</i></p> <p>Proposed:</p>		<p>Does not meet PA-4 minimum 1 square mile area requirement</p>

<i>PA 4</i>		
Wall Township – W6 OrigOID: 58 Map Request: <i>Change Planning Area</i> Existing: PA 2 Proposed: PA 4	USDA PRIME FARMLAND SOILS, WETLANDS, ALSO TWO PARCELS ON COUNTY TARGET FARMS LIST	Does not meet PA-4 minimum 1 square mile area requirement
Wall Township – W7 OrigOID: 59 Map Request: <i>Change Planning Area</i> Existing: PA 2 Proposed: PA 4	USDA PRIME FARMLAND SOILS, SOILS OF STATEWIDE IMPORTANCE, WETLANDS, ON COUNTY TARGET FARM LIST, NEAR CENTER OF TOWN WHICH MASTER PLAN CALLS OUT FOR RURAL AND AGRICULTURAL CHARACTER	Does not meet PA-4 minimum 1 square mile area requirement
Wall Township – W8 OrigOID: 60 Map Request: <i>Change Planning Area</i> Existing: PA 2 Proposed: PA 4	USDA PRIME FARMLAND SOILS, SOILS OF STATEWIDE IMPORTANCE, CENTER OF TOWN WHERE MASTER PLAN ENCOURAGES RURAL AND AGRICULTURAL CHARACTER	Does not meet PA-4 minimum 1 square mile area requirement
Wall Township – W9 OrigOID: 61 Map Request:	USDA PRIME FARMLAND SOILS, SOILS OF STATEWIDE IMPORTANCE, CENTER OF TOWN WHERE MASTER PLAN ENCOURAGES RURAL AND AGRICULTURAL CHARACTER	Does not meet PA-4 minimum 1 square mile area requirement

<p><i>Change Planning Area</i></p> <p>Existing: <i>PA 2</i></p> <p>Proposed: <i>PA 4</i></p>		
<p>Wall Township – W10</p> <p>OrigOID: 62</p> <p>Map Request: <i>Change Planning Area</i></p> <p>Existing: <i>PA 2</i></p> <p>Proposed: <i>PA 4</i></p>	<p>USDA PRIME FARMLAND SOILS, SOILS OF STATEWIDE IMPORTANCE, CENTER OF TOWN WHERE MASTER PLAN ENCOURAGES RURAL AND AGRICULTURAL CHARACTER</p>	<p>Does not meet PA-4 minimum 1 square mile area requirement</p>
<p>Wall Township – W11</p> <p>OrigOID: 63</p> <p>Map Request: <i>Change Planning Area</i></p> <p>Existing: <i>PA 2</i></p> <p>Proposed: <i>PA 4</i></p>	<p>USDA PRIME FARMLAND SOILS, SOILS OF STATEWIDE IMPORTANCE, CENTER OF TOWN WHERE MASTER PLAN ENCOURAGES RURAL AND AGRICULTURAL CHARACTER</p>	<p>Does not meet PA-4 minimum 1 square mile area requirement</p>
<p>Wall Township – W12</p> <p>OrigOID: 64</p> <p>Map Request: <i>Change Planning Area</i></p> <p>Existing: <i>PA 2</i></p>	<p>USDA PRIME FARMLAND, SURROUNDED BY STATE PARK</p>	<p>Adjacent to Manasquan Wildlife Management Area, Does not meet PA-4 minimum 1 square mile area requirement</p>

Proposed: <i>PA 4</i>		
Wall Township – W13 OrigOID: 65 Map Request: <i>Change Planning Area</i> Existing: <i>PA 2</i> Proposed: <i>PA 4</i>	USDA PRIME FARMLAND, SURROUNDED BY STATE PARK	Adjacent to Manasquan Wildlife Management Area, does not meet PA-4 minimum 1 square mile area requirement
Wall Township – W14 OrigOID: 66 Map Request: <i>Change Planning Area</i> Existing: <i>PA 2</i> Proposed: <i>PA 4</i>	FARMLAND OF UNIQUE IMPORTANCE IN WETLANDS SURROUNDED BY WETLANDS AND OPEN SPACE.	Adjacent to PA-4B in Howell, could be extended to this location
Wall Township – W15 OrigOID: 67 Map Request: <i>Change Planning Area</i> Existing: <i>PA 2</i> Proposed: <i>PA 4</i>	FARMLAND OF UNIQUE IMPORTANCE IN WETLANDS SURROUNDED BY WETLANDS AND OPEN SPACE.	Does not meet PA-4 minimum 1 square mile area requirement
Wall Township – W16	SOME FARMLAND OF UNIQUE IMPORTANCE, SOME WETLANDS	Adjacent to PA-5 and Shark River Park Greenway,

<p>OrigOID: 68</p> <p>Map Request: <i>Change Planning Area</i></p> <p>Existing: PA 2</p> <p>Proposed: PA 4</p>	<p>ADJACENT TO ENVIRONMENTALLY SENSITIVE AREAS</p>	<p>contains Shark River tributaries, requires further review</p>
<p>Wall Township – W17</p> <p>OrigOID: 69</p> <p>Map Request: <i>Change Planning Area</i></p> <p>Existing: PA 2</p> <p>Proposed: PA 4</p>	<p>PRIME FARMLAND SOILS, IN MIXED AREA</p>	<p>Adjacent to Allaire State Park, Does not meet PA-4 minimum 1 square mile area requirement</p>