

2015-9-PB

OCEAN TOWNSHIP PLANNING BOARD RESOLUTION
RECOMMENDING TO THE TOWNSHIP COMMITTEE
THE 2015 MASTER PLAN REEXAMINATION REPORT
AND MASTER PLAN AMENDMENTS

WHEREAS, New Jersey's Municipal Land Use Law requires that each municipality in the state undertake a periodic review and reexamination of its local Master Plan for the purpose of reviewing and evaluating the master plan and municipal development regulations on a regular basis in order to determine the need for updates and revisions, pursuant to NJSA 40:55D-89, and

WHEREAS, Ocean Township originally adopted its comprehensive master plan in the year 1982, and the Township's last reexamination report was adopted in 2005, and

WHEREAS, the Ocean Township Committee has authorized a reexamination of its Master Plan which has resulted in a Master Plan Reexamination Report and Master Plan Amendments, and

WHEREAS, the Township of Ocean, County of Ocean, State of New Jersey, through the Township Committee has referred to the Ocean Township Planning Board the 2015 Master Plan Reexamination Report and Master Plan Amendments dated April 2015, Prepared by Stan Slachetka, PP, AICP a New Jersey Professional Planner and Martin Truscott, PP, AICP, LEED, GA, also a New Jersey Professional Planner, of T & M Associates, which Report and Plan considered and incorporated the many and various significant planning documents of Ocean Township as set forth on pages one and two of the Report, and

WHEREAS, the 2015 Master Plan Reexamination Report and Master Plan Amendments is broad in scope, it has been prepared in light of the experience of Hurricane

Sandy, and therefore, places special emphasis on facilitating recovery from Hurricane Sandy's impacts, as well as promoting resiliency to future storm impacts and other potential natural hazards, and

WHEREAS, Hurricane Sandy struck the coast of New Jersey on October 29, 2012, and brought extensive damage to Ocean Township from both storm surge and wind damage. The Township reported that 87 properties within the Township's jurisdiction faced substantial damage. Five of the Township's sewage pump stations went offline due to floodwater inundation and/or power system failure. Trees and power lines throughout the Township also fell, in some cases damaging roofs and buildings. The Township also faced total power outages for 14 days, and

WHEREAS, Hurricane Sandy exposed several of the Township's vulnerabilities, including: the fact that land to the east of Route 9, which is the most flood prone area of the Township, is largely built out; there are limited options for relocating debris after major storms; the building that houses the municipal zoning and construction departments has no generators; the municipal building's generator is 30 years old; the Township's community center has no generator and is in a flood zone, and, erosion from the Barnegat Bay shoreline compounds vulnerability, and

WHEREAS, with the impacts of Hurricane Sandy so great and the vulnerabilities so significant, Ocean Township has serious concern and reason for promoting not only recovery from Sandy, but also building resiliency to future storm impacts and other potential natural hazards. While the current 2015 Master Plan Reexamination Report is broad in scope, the experience of Hurricane Sandy and the need to build resiliency has influenced and informed its development, and

WHEREAS, to achieve the promotion of resiliency to future storm impacts and other potential natural hazard, the 2015 Master Plan Reexamination Report and Master Plan Amendments recommends a number of updates and revisions to the municipal master plan, as set forth in the report, and

WHEREAS, the purpose of this master plan amendment is to incorporate the recommendations and changes that have been outlined in the 2015 Master Plan Reexamination Report into the Township's master plan, or to establish the basis for future actions through the definition of new goals and objectives for master plan amendment, and

WHEREAS, the 2015 Master Plan Reexamination Report and Master Plan Amendments includes an updated, comprehensive list of master plan goals and objectives, modifies the Land Use Element, updates the Open Space and Recreation and Community Facilities plan elements and adds a new section on bicycle and pedestrian linkages to the Circulation Plan Element, and

WHEREAS, the 2015 Master Plan Reexamination Report further outlines changes to development regulations to clarify the Township's conditional use standards, changes to zoning designations in selected areas, promotes sustainability and resiliency, updates waterfront zoning, and includes updated mapping of existing land use, proposed land use, Township recreation and open space areas, public facilities and other critical infrastructure, and a new section on building resiliency through development regulations, and


WHEREAS, the Ocean Township Planning Board through its Board Secretary has provided notice to the public and all necessary entities that the 2015 Master Plan Reexamination Report and Master Plan Amendments discussed above were to be presented to the Planning Board at an open public meeting to be held on April 27, 2015, and also

posted the 2015 Master Plan Reexamination Report and Master Plan Amendments at the Town Hall for inspection by the general public ten (10) days in advance of said hearing, and

WHEREAS, at its April 27, 2015 public meeting the Ocean Township Planning Board received the 2015 Master Plan Reexamination Report and Master Plan Amendments and also received an oral presentation by planner Stan Slachetka which explained the Report and findings discussed above, and the reasons for the proposed amendments, and has heard the comment of the public thereon, and has further discussed both the substance and the language of the proposed 2015 Master Plan Reexamination Report and Master Plan Amendments, and has further found that the Amendments to the Master Plan are improvements to the Master Plan of the Township of Ocean in light of the experience of Hurricane Sandy, and therefore further the intent of the Township's Zoning Plan, and will improve, protect and promote the general public welfare, it is

THEREFORE RESOLVED by the Planning Board of Ocean Township, Ocean County, State of New Jersey, that this Board hereby adopts the 2015 Master Plan Reexamination Report and Master Plan Amendments and incorporates same as if set forth at length herein, and recommends the 2015 Master Plan Reexamination Report and Master Plan Amendments to the Ocean Township Committee for its further consideration and action. A copy of the 2015 Master Plan Reexamination Report and Master Plan Amendments is incorporated by reference herein as if specifically set forth, and is also attached hereto.

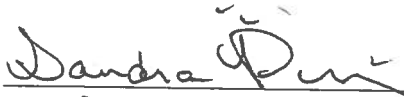
ATTEST:


Sandra Pirozzi
ACTING SECRETARY


DANIEL COLLAMER
ACTING CHAIRMAN
VICE

CERTIFICATION

I hereby certify that I, the undersigned, am the acting secretary of the Planning Board of the Township of Ocean, and I hereby certify that the foregoing Resolution was adopted by the Planning Board at a regular meeting held on the 7th day of May, 2015 and memorialized at the meeting held on May 7th, 20015.



Sandra Pirozzi, ACTING SECRETARY