



State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
STATE PLANNING COMMISSION
OFFICE OF SMART GROWTH
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Governor

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Acting Commissioner

BENJAMIN SPINELLI
Executive Director & Secretary

MEMORANDUM

To: State Planning Commission
From: Benjamin Spinelli, Executive Director
Date: November 26, 2007
Re: City of Asbury Park Plan Endorsement PIA Monitoring Report

On May 18, 2005, the State Planning Commission (SPC) approved the Plan Endorsement petition submitted by the City of Asbury Park of Monmouth County. As required by N.J.A.C 5:85-7.12(b), the City recently submitted its biennial report (enclosed) detailing the status of its Planning and Implementation Agreement (PIA) efforts. Office of Smart Growth (OSG) staff has reviewed the submission and found that Asbury Park has made good progress on its PIA items. Items due at or prior to this juncture are either fully implemented or expected to be completed within the next six months. The City also continues to move forward with both ongoing items and those with longer timeframes.

At the same time, it is worth mentioning that OSG is concerned about two issues pertinent to development in Asbury Park. First, with the extensive redevelopment plans throughout the city, including the large-scale redevelopment of the city's waterfront area, it remains unclear if Asbury Park will have enough wastewater capacity to treat increased flows, particularly during times of peak usage. OSG has preliminarily discussed this matter with the Department of Environmental Protection (DEP) and over the next few weeks will provide them with additional information to determine if it requires action on the part of the City and relevant state agencies.

Second, OSG and DEP are currently looking into potential environmental justice concerns in Asbury Park. Item A7 of the City's PIA requires it to "implement a variety of techniques to mitigate areas of the city that have demonstrated environmental justice issues." After the state agencies have a better understanding of the nature of the situation and its ramifications, OSG and DEP may work with the City to develop a course of action. The City has also requested a meeting with DEP through OSG in order to facilitate any additional action items, if required.

Based on Asbury Park's biennial report and OSG staff recommendations, on October 24, the Plan Implementation Committee (PIC) of the SPC recommended and moved to the SPC proposed modifications to Asbury Park's PIA. OSG is now asking the SPC to approve these modifications, which we believe are appropriate given that Asbury Park has made a good faith effort to implement its PIA and has generally met the requirements and deadlines. Please note that following discussion with the City, some items have been further modified since review by the PIC. Specifically, the timelines for items

related to the Main Street Redevelopment Plan, historic preservation ordinances, housing plans, and revised development regulations have been amended to differentiate between deadlines for draft work products and those for final products to be adopted by the City Council. In addition, all historic preservation items have been moved to their own category and are denoted with the letter “G.”