

REDEVELOPMENT DATES

Chronological listing of advertised Public Meetings, Public Hearings and Public Notices for the Redevelopment Plan and Study from October 21, 2002 to September 6, 2016.

1. October 21, 2002 Joint meeting of Planning/Land Use Board, Environmental Commission and Township Committee to discuss the Redevelopment Plan and the proposed list of revisions to permitted uses in the C4 Zone

2. February 12, 2003 Joint meeting of the Township Committee, Municipal Utilities Authority, Planning/Land Use Board, Environmental Commission, Economic Development Authority to discuss the Redevelopment Plan

3. March 31, 2003 Joint meeting between Planning/Land Use Board, Township Committee, Municipal, Utilities Authority, Environmental Commission, Economic Development Authority to discuss the possibility of creating a redevelopment area.

 Resolution No. 2003-151 – To Direct the Planning/Land Use Board to conduct an Investigation Whether the Entire Town Center Should be Deemed in Need of Redevelopment in Accordance with the Applicable Statute

4. June 9, 2003 Township Committee Meeting: Motion to refer Resolution to the Planning/Land Use Board for determination of Town Center as Rehabilitation area

5. July 7, 2003 Planning/Land Use Board meeting for approval of Town Center Rehabilitation Area Designation

6. July 14, 2003 Township Committee Meeting: Resolution No. 2003-229 – Designating the Plumsted Township Town Center as an Area in Need of Rehabilitation Pursuant to N.J.S.A. 40A:12A-14

7. July 10, 2003 Main Streets Public Meeting at the New Egypt High School Auditorium regarding Main Streets and with discussion of Redevelopment Plan

8. January 5, 2004 Township Committee Meeting: Report by Dave Roberts of Schoor DePalma – Downtown New Egypt Redevelopment Report

9. January 29, 2004 Special Township Committee Meeting to discuss matters with Dave Roberts regarding the Redevelopment study

10. February 2, 2004 Planning/Land Use Board Meeting: Discussion regarding Redevelopment Plan

11. February 15, 2004 Notice mailed to all C-4 Zone property owners for Redevelopment Plan Meeting of February 25, 2004 mailed at least 10 days prior to meeting
12. February 25, 2004 Planning/Land Use Board Meeting: Recommendation on the investigation of the C-4 Zoning District to qualify for designation as an area in need of redevelopment (Two public advertisements 2/12/04 & 2/15/04)
13. March 8, 2004 Township Committee Meeting: Resolution No. 2004-113 – Accepting the Land Use Board’s Recommendation to Designate the New Egypt Downtown C4 Zone a Redevelopment Area
14. March 8, 2004 Township Committee Meeting: Ordinance No. 2004-05 – (Introduction) To Authorize the Adoption of a Redevelopment Plan Pursuant to N.J.S.A. 40A:12A et seq.
Review of Ordinance No. 2004-05 by Dave Roberts of Schoor DePalma
15. March 15, 2004 Planning/Land Use Board Meeting: Review of Redevelopment Plan Ordinance and recommends approval
16. March 22, 2004 Township Committee Meeting: Public hearing and adoption to approve Ordinance No. 2004-05 to approve the Redevelopment Plan
17. July 23, 2004 Advertised – July 8, 2004 – Redevelopment Plan – Request for Letters of Interest from Redevelopers
18. November 15, 2004 Resolution No. 2004-290 - Named Centex Homes, LLC and KBA Land Developers, LLC as Redevelopers
19. January 24, 2005 Township Committee Meeting: Ordinance No. 2005-01 - (Introduction) Authorizing the Establishment of the Plumsted Township Redevelopment Agency Chapter 46A of the General Ordinances of the Township of Plumsted Entitled, “Plumsted Township Redevelopment Agency”
20. January 27, 2005 Ordinance No. 2005-01 Advertised in the New Egypt Press
21. February 14, 2005 Second Reading and Public Hearing Held and Closed on Ordinance No. 2005-01
22. February 14, 2005 Resolution No. 2005-103 - Extended the negotiation period for the Redevelopment period to May 14, 2005
23. March 9, 2005 State Local Finance Board unanimously approved the establishment of the Plumsted Township Redevelopment Agency

24. March 14, 2005 Adoption of Ordinance No. 2005-01 - Authorizing the Establishment of the Plumsted Township Redevelopment Agency Chapter 46A of the General Ordinances of the Township of Plumsted Entitled, "Plumsted Township Redevelopment Agency"
25. March 14, 2005 Resolution No. 2005-119 – Appointing Commissioners to the Redevelopment Agency
26. March 28, 2005 Resolution No. 2005-135 - Extended the negotiation period to August 12, 2005
27. March 30, 2005 Organization meeting of the Plumsted Township Redevelopment Agency held
28. July 8, 2005 Joint meeting of the Township Committee and the PRA to consider recommendations from PRA for possible amendments to the New Egypt Redevelopment Plan
29. July 25, 2005 Township Committee meeting to introduce Ordinance No. 2005-15 and 2005-16 to Amend the "New Egypt Redevelopment Plan
30. August 1, 2005 Planning/Land Use Board Meeting: Review of Redevelopment Plan Ordinance Amendment and makes recommendation and approval with those recommendations
31. August 8, 2005 Adoption of Ordinance No. 2005-15 – To Authorize Amendment #1 to the New Egypt Redevelopment Plan
32. September 20, 2005 Planning/Land Use Board Meeting: Review of Redevelopment Plan Ordinance 2005-16 Amendment #2
33. February 13, 2006 Resolution No. 2006-101- Extended the negotiation period to April 13, 2006
34. March 21, 2006 Planning/Land Use Board Meeting: Reexamination Report of Master Plan adopted with recommendation to reduce the Planned Residential Retirement Community (PRRC) overlay zone by removing Block 40, Lots 7, 8.02, 8.01, and 16 from the PRRC
35. May 8, 2006 Neighborhood Preservation Program Strategic Work Plan Public Hearing with an update and status report of the Redevelopment Plan for a Senior Citizen Retirement Project
36. April 10, 2006 Resolution No. 2006-135 - Extended the negotiation period to July 12, 2006
37. July 10, 2006 Resolution No. 2006-213 - Extended the negotiation period to August 15, 2006

38. August 7, 2006 Ordinance No. 2006-25 – Bond Ordinance – Providing for the Construction of Certain Sewer and Water Improvements in Furtherance of the Township’s “New Egypt Redevelopment Plan” and Authorizing General Improvement Bonds or Notes of the Township to Finance the Same in the Sum of \$20 Million – Was introduced but not adopted
39. August 14, 2006 Resolution No. 2006-235 - Extended the negotiation period to November 21, 2006
40. November 20, 2006 Resolution No. 2006-302 - Extended the negotiation period to December 20, 2006
41. December 28, 2006 Resolution No. 2006-340 - Extended the negotiation period to February 8, 2007
42. February 7, 2007 Resolution No. 2007-107 - Extended the negotiation period to March 8, 2007
43. March 7, 2007 Centex Homes, LLC notified the Township that they will no longer pursue a proposed Senior citizen redevelopment project within the Town Center area
44. June 21, 2007 Advertised for Request for Letters of Interest from Redevelopers for a proposed Senior Citizen and Sewer Project to be received by Municipal Clerk’s Office by 12 Noon on July 6, 2007
45. June, 2008 NJAW/AWM submitted a proposal to determine feasibility proposed ground water disposal site within New Egypt Town Center. The three parties agreed to share costs of this study
46. July 25, 2007 Redevelopers to pick up information package by 12 Noon for proposed Senior Citizen and Sewer Project
47. August 15, 2007 Preliminary Proposal to implement the Redevelopment Plan for a proposed Senior Citizen and Sewer Project is due in the Municipal Clerk’s Office by 12 Noon
48. November 7, 2007 Resolution No. 2007-315 – Naming The Kokes Organization as Redevelopers
49. February 6, 2008 Resolution No. 2008-119 - Extending the Negotiation Period for the Redevelopment Agreement
50. March 5, 2008 Resolution No. 2008-160 – Awarding a Professional Services Contract to Cliff Goldman of Goldman Beale Associates as Financial Advisor for the Redevelopment Plan for the Township of Plumsted
51. May 7, 2008 Resolution No. 2008-211 – Extending the Negotiation Period for the Redevelopment Agreement

52. July 2, 2008 (Intro)
August 6, 2008 (Adpt) Bond Ordinance No. 2008-11 – Providing for Various Capital Improvements and Other Related Expenses in and for the Township of Plumsted and Appropriating \$977,170 Therefor, and Providing for the Issuance of \$939,561 in Bonds or Notes of the Township of Plumsted to Finance the Same
53. August 6, 2008 Resolution No. 2008-275 – Extending the Negotiation Period for the Redevelopment Agreement
54. August 25, 2008 Meeting with Downtown business owners to brief them on redevelopment project
55. September 3 2008 Resolution No. 2008-291 – Authorizing the Execution of Any and All Documents Necessary for the Acquisition of Block 19, Lot 12 (29 Main Street) as a Redevelopment Project
56. September 3, 2008 Resolution No. 2008-303 – Authorizing the Execution of the Interim Redevelopment Agreement
57. December 3, 2008 Resolution No. 2008-370 – Authorizing the Land Use Board to Investigate Expansion of the Redevelopment Area and Amendments to the Township Redevelopment Plan
58. January 8, 2009 Meeting with Downtown business owners to brief them on redevelopment project
59. January 20, 2009 Special Meeting of the Planning/Land Use Board to investigate whether or not the C-R Redevelopment Area should be expanded to include Block 27, Lots 20, 21, 22, 24, 25, and 27 and Block 40, Lot 20
60. February 2, 2009 Resolution No. 2009-112 – Accepting the Land Use Board’s Recommendation to Designate Bock 40, Lot 10 as a Redevelopment Area
61. March 4, 2009 (Intro)
April 1, 2009 (Adpt) Ordinance No. 2009-07 – An Ordinance of the Township of Plumsted, in the County of Ocean, New Jersey, Providing for Certain Preliminary Expenses in connection with the Redevelopment Plans as Adopted by the Township and appropriating \$750,000 Therefor, and Providing for the Issuance of \$750,000 in Bonds or notes of the Township of Plumsted to Finance the Same
62. May 6, 2009 Resolution No. 2009-211 – Amending Resolution No. 2008-303 Authorizing the Execution of the Interim Redevelopment Agreement
63. June 24, 2009 Redevelopment Project Status Update
64. July 22, 2009 Redevelopment Project Status Update

- 65. August 5, 2009 Resolution No. 2009-262 – Extending the Negotiation Period for the Redevelopment Agreement to December 31, 2009

- 66. August 31, 2009 Redevelopment Project Status Update

- 67. September 2, 2009 Resolution No. 2009-302 – Appointing Members to the Plumsted Township Municipal Utilities Authority

- 68. September 2, 2009 Resolution No. 2009-303 – Authorizing the Execution of an Interim Shared Services Agreement with the Plumsted Township Municipal Utilities Authority

- 69. October 13, 2009 Resolution No. 2009-316 – Authorizing the Right-of-Way Agreement between Plumsted Township and Guadalupe and Eliodoro Tapia (Block 18, Lot 3)

- 70. October 13, 2009 Resolution No. 2009-322 - Awarding a Contract for the New Jersey Department of Community Affairs Office of Smart Growth Downtown Business Improvement Zone Loan Fund 2008 Parking Area – 6 Main Street (Block 18, Lots 4 & 5)

- 71. November 4, 2009 Resolution No. 2009-329 – Authorizing the Execution of a Memorandum of Understanding Between Plumsted Township and the Office of Smart Growth

- 72. November 4, 2009 Resolution No. 2009-340 – Ratifying the Submittal of the New Jersey Department of Environmental Protection Environmental Infrastructure Financing Program Clean Water Loan and Drinking Water Loan Request

- 73. December 30, 2009 Resolution No. 2009-372 – Extending the Negotiation Period for the Redevelopment Agreement to June 30, 2010

- 74. January 5, 2010 Resolution No. 2010-11 – Awarding a Professional Services Contract to Goldman Beale Associates as Financial Advisors for the Redevelopment Plan for the Township of Plumsted

- 75. March 3, 2010 Resolution No. 2010-140 – Ratifying the Proposed Boundary of Plumsted Township’s New Egypt Town Center Boundary as Part of the Plan Endorsement Application

- 76. March 3, 2010 Resolution No. 2010-142 – Designating the Municipal Utilities Authority (MUA) to be the Township of Plumsted’s Authorized Entity for Certain Solid Waste and Recycling Programs

- 77. March 3, 2010 Resolution No. 2010-143 - Endorsing the Northern Ocean Habitat for Humanity Program

78. April 7, 2010 Resolution No. 2010-173 – Authorizing an Agreement with New Jersey American Water
79. June 29, 2010 Plumsted Township MUA public hearing to request the State Green Acres Program to amend the Recreation and Open Space Inventory (ROSI) to remove Block 43, Lots 38 & 40 and a portion of Block 43, Lot 45
80. July 7, 2010 Resolution No. 2010-237 – Extending the Negotiation Period for the Redevelopment Agreement to December 31, 2010
81. November 3, 2010 Resolution No. 2010-335 – Acknowledging the Withdrawal of the Kokes Organization, Inc. as the Redeveloper of the New Egypt Redevelopment Plan and Refunding their Escrow Balance
82. April 6, 2011 Resolution No. 2011-144 – Designation Township Owned Property Known as 29 Main Street (Block 19, Lot 12) as a Redevelopment Project and Authorizing the Municipal Clerk to Advertise for the Receipt of Proposals
83. June 13, 2011 Resolution No. 2011-174 – Requesting the Extension of the State of New Jersey, Department of Community Affairs – Downtown Business Improvement Zone (DBIZ) Loan Fund 2008 Grant (#208-02155-2827-00)
84. September 7, 2011 Resolution No. 2011-239 – Authorizing the Township Clerk to Re-Advertise for the Receipt of Bids for the Downtown Business Improvement Zone Fund 2008-Phase II Project
85. March 22, 2012 Resolution No. 2012-148 - Designating Fee Simple Investments, LLC as Redeveloper for the Redevelopment Project at 29 Main Street, Block 19, Lot 12 in the Township of Plumsted
86. May 2, 2012 Resolution No. 2012-176 – Authorizing an Amendment to the Redeveloper Agreement with Fee Simple Investments, LLC
87. August 7, 2013 Resolution No. 2013-234 – Naming Lennar as Conditional Redeveloper for the Planned Residential Retirement Community (PRRC)
88. November 6, 2013 Resolution No. 2013-291 – Extending the Negotiation Period with Lennar for the Redevelopment Agreement
89. February 5, 2014 Resolution No. 2014-117 – Extending the Negotiation Period with Lennar for the Redevelopment Agreement
90. May 7, 2014 Resolution No. 2014-160 – Extending the Negotiation Period with Lennar for the Redevelopment Agreement

91. June 4, 2014 Resolution No. 2014-194 – To Authorize the Release of a Performance Guarantee to Fee Simple Investments, LLC Block 19, Lot 12 (29 Main St Redevelopment Project)
92. August 6, 2014 Resolution No. 2014-216 – Extending the Negotiation Period with Lennar for the Redevelopment Agreement
93. July 2, 2014 (intro)
August 6, 2014 (adopt) Ordinance 2014-07 – To Authorize Amendment #2 to the New Egypt Redevelopment Plan
94. October 15, 2014 Redevelopment Agreement between Plumsted Township and Lennar Plumsted, LLC signed
95. October 31, 2014 NJDEP issued draft Surface Water Discharge Permit
96. December 17, 2014 NJDEP conducted Public Hearing on the PMUA’s application for a surface water discharge permit. Public comment period extended to February 2, 2015
97. May 6, 2015 Resolution No. 2015-158 – Authorizing the Land Use Board to Investigate Main Street New Egypt Recommendations to the Sign Standard Amendment to the Township Redevelopment Plan
98. June 3, 2015 (intro)
Sept. 2, 2015 (adopt) Ordinance No. 2015-06 – An Ordinance of the Township of Plumsted, in the County of Ocean, New Jersey Providing for Various Capital Improvements and Other Related Expenses in and for the Township of Plumsted and Appropriating \$1,500,000 Therefor, and Providing for the Issuance of \$1,500,000 in Bonds or Notes of the Township of Plumsted to Finance the Same (Second reading and Public Hearing Schedule for August 5, 2015)
99. June 10, 2015 The Delaware River Basin Commission approves the PMUA’s application for a wastewater treatment plant and discharge of treated effluent to the Crosswicks Creek (Docket #D-2015-002 CP-1)
100. June 15, 2015 Resolution No. 2015-195 – Making Application to the Local Finance Board Pursuant to N.J.S.A.40A:2-7(d)
101. July 16, 2015 Meeting with Local Finance Board Staff to go over the application to not require Plumsted Township not to make a down payment related to the proposed BAN Financing
102. August 5, 2015 (intro)
Sept. 2, 2015 (adopt) Introduction of Ordinance No. 2015-09 – An ordinance of the Township of Plumsted, County of Ocean, State of New Jersey, to authorize Amendment #3 to the New Egypt Redevelopment Plan
103. August 13, 2015 Local Finance Board Hearing – Approved Plumsted Township’s Application to finance the Wastewater Project

104. September 2, 2015 Resolution No. 2015-251 – Determining the Form and other details of its “Note relating to the Planning and Design Financing Trust Loan Program of the New Jersey Environmental Infrastructure Trust”, to be issued in the principal amount of up to \$1,250,000, and providing for the issuance and sale of such note to the New Jersey Environmental Infrastructure Trust, and authorizing the execution and delivery of such note by the Township of Plumsted in favor of the New Jersey Environmental Infrastructure Trust, all pursuant to the New Jersey Environmental Infrastructure Trust Planning and Design Financing Trust Loan Program
105. October 7, 2015 Resolution No. 2015-269 – Authorizing the Execution of an Interim Shared Services Agreement with the Plumsted Township Municipal Utilities Authority
106. December 30, 2015 NJDEP approves Ocean County Wastewater Management Plan
107. January 8, 2016 NJDEP issues final surface water Permit Application (NJPDES Permit No. NJ0226271)
108. June 21, 2016 Plumsted MUA authorizes T&M Associates to proceed with the final design for the downtown New Egypt Wastewater Collection and Wastewater Treatment Project.
109. September 6, 2016 Plumsted Township’s Planning/Land Use Board holds public hearings on June 21, 2016 and July 5, 2016 on Lennar’s application for a General Development Permit. The Planning/Land Use Board approves Lennar’s application by Resolution No. 2016-07, adopted July 5, 2016 and memorialized on September 6, 2016.

For additional information contact the MUA Executive Director, Peter Ylvisaker at 609-758-2241 ext. 132.