

TOWNSHIP OF BERKELEY
PLANNING BOARD

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4 IN THE MATTER OF:
5 SOUTH SEASIDE PARK HOMEOWNERS
6 AND VOTERS ASSOCIATION
7 DE-ANNEXATION PETITION HEARING
8 -----

Pinewood Keswick Road
Bayville, New Jersey
Thursday, August 3, 2017
6:10 p.m.

11 B E F O R E:

- 12 Robert Winward, Chairman
- 13 John Bacchione, Councilman
- 14 Frederick Belli, Member
- 15 Domenick Lorelli, Member
- 16 Nick Mackres, Member
- 17 Richard Callahan, Member
- 18 John Hudak, Member
- 19 Brian Gingrich, Member

23 -----
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Attorneys for the Petitioners

12 ALSO PRESENT:

- 13 Kelly Hugg, Secretary
- 14 Nick Dickerson, Planner
- 15 Stuart B. Wisner, Planner
- 16 Rodney Haines, CPA
- 17 Stanley C. Slachetka, Planner
- 18 Ernie Peters, Engineer

I N D E X

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STANLEY C. SLACHETKA		3

1 MR. ELLIOTT: Okay. We have
2 something very special on the agenda tonight. The
3 South Seaside Park Homeowners and Voters Association
4 De-annexation Petition Hearing. We have an
5 exclusive. So, you may proceed.
6 STANLEY SLACHETKA, previously sworn.
7 MR. SLACHETKA: How are you? Good
8 evening, everybody.
9 Stan Slachetka from T&M Associates.
10 And I believe I was previously sworn, so I assume
11 that I continue to be sworn. So, I'm going to
12 continue with the presentation that I started at the
13 last meeting. And as I indicated at the last
14 meeting, this, my testimony, essentially, is
15 covering the points that were made and presented in
16 the planning report that was prepared by our office.
17 It's the Planning Report in the Matter of the
18 Petitioned De-annexation of South Seaside Park. And
19 it's dated July 3rd, 2017.
20 I believe that we got about halfway
21 through the report. And I'm not going to go back in
22 and reiterate or summarize any of the previous
23 testimony, although if the, certainly, if the board
24 has any questions with regards to that or needs to
25 refresh its memory on certain things, I obviously

1 would be willing to go back.

2 But, essentially, as I explained at
3 the last time, the report is divided into several
4 parts and in, essentially, four sections. And those
5 four sections included municipal and community
6 overview, the planning efforts in Berkeley,
7 especially with regards to the recent history of
8 planning efforts, and then resiliency planning.
9 Both are components of the planning efforts in
10 Berkeley Township. And then the statutory criteria
11 that we need to analyze and address as part of the
12 evaluation with the proposed de-annexation petition.
13 And a conclusion and summary of the testimony.

14 And I got through the first section
15 and then about halfway through the second section,
16 planning efforts in Berkeley, talking about all the
17 various recent planning efforts. And then I think
18 we left off with me just about to start the
19 discussion on, specifically, resiliency planning,
20 which is part of the township's recent efforts. And
21 that starts on the bottom of page 26 of the report
22 in front of you.

23 So, I would put the water here but
24 it's tilted. And I do not trust myself with it, so
25 I apologize for reaching over and grabbing the water

1 from time to time.

2 So, I guess I don't really have to
3 remind too many people here on the board with
4 regards to the impact of Superstorm Sandy in 2012.
5 But suffice it to say, there were fairly significant
6 impacts to the borough and its neighborhoods. And
7 as a result of those impacts, and not only the
8 impacts in Berkeley Township, but the impacts to
9 municipalities throughout the state, both beachfront
10 and shorefront communities and bayshore communities
11 in New Jersey, a significant amount of federal aid
12 and assistance has come into the state over the last
13 several years. Part of that aid and assistance that
14 has come into the state included monies that were
15 made available from the Community Development Block
16 Grant Program of the federal government. And as
17 part of that, monies, a certain amount of monies,
18 several million dollars, were set aside for
19 specifically planning activities to help communities
20 plan for and to potentially in the future mitigate
21 the impacts of similar storm events like Superstorm
22 Sandy, God forbid anything much more significant
23 than that.

24 So, that money was made available to
25 communities through a pass through program that was

1 administered by and continues to be administered by
2 the New Jersey Department of Community Affairs,
3 their local planning services unit. And that
4 program is the Post Sandy Planning Assistance Grant
5 Program. And the township, because of the, you
6 know, fairly significant or extensive impacts of
7 Superstorm Sandy within the township and the
8 specific losses that occurred and property damage
9 that occurred within the township because of the
10 Superstorm Sandy, the township was eligible to
11 qualify for the grant monies that were provided
12 under the Post Sandy Planning Assistance Grant
13 Project. And as a result of that, received nearly a
14 half million dollars. Excuse me. Nearly half a
15 million dollars, 500,000. I think it was about
16 500,000, that -- of grant monies for a variety of
17 different projects throughout the township.

18 And this money sort of came in in two
19 waves. The first big wave of -- and no pun
20 intended -- of monies that came into the township,
21 funded a series of different projects that helped
22 inform the township and also help advance a number
23 of planning initiatives within the community. And,
24 as I mentioned before, one of the things to
25 consider, and we'll talk about this thematically

1 through the rest of the testimony on the planning
2 efforts, is that planning occurs on a continuum.

3 As we talked about the last time,
4 there's been a series of master plans, specific
5 plans addressing specific neighborhoods,
6 redevelopment plans. Planning initiatives like the
7 State Plan Endorsement that the township received
8 from the State Planning Commission. And various
9 related planning activities that have occurred over
10 the course of the last decade or so within the
11 township. One building upon the other in terms of
12 addressing important community needs in a very, very
13 comprehensive manner.

14 So, the monies that were specifically
15 earmarked for these Post Sandy Planning Assist Grant
16 Programs helped to supplement and further enhance
17 that planning activities and function here in the
18 township. But specifically as it related to issues
19 of resiliency and recovery, which is -- was really
20 the specific intent of those monies. And,
21 ultimately, those grant monies were intended to,
22 overall, as distributed throughout the state and
23 specifically to Berkeley Township, was ultimately to
24 provide opportunities for municipalities to,
25 essentially, reduce losses in the future and to

1 mitigate against those potential losses as those
2 future storm events would occur.

3 So, the first component of the
4 township's comprehensive storm resiliency planning
5 efforts that were funded under the Post Sandy
6 Planning Assistance Grant Program included a
7 strategic recovery planning report which was a
8 predicate to the township -- I'm popping my P's
9 again, I apologize -- which were a predicate to us
10 getting other grant monies, essentially, providing a
11 general overview of the impacts of Superstorm Sandy
12 and recommending a series of initiatives that the
13 township had recognized or identified as important
14 strategies to mitigate against future losses. And
15 so, essentially, that strategic planning report set
16 the groundwork, set the framework for our future
17 post Sandy planning work.

18 And then as part of that, because the
19 township obtained a grant to do the SRPR, the
20 Strategic Recovery Planning Report, we were able to
21 receive additional grant monies for master plan
22 reexamination and master plan amendments, which I'll
23 be talking about a little bit more comprehensively
24 in a moment. An update to the Township's Floodplain
25 Management Plan and Ordinance, automating and

10

1 updating the zoning construction permit process to
2 make it more efficient and more effective for people
3 who are looking to rebuild after post -- after Sandy
4 and after potential future events. Updating the
5 Township's Hazard Mitigation Plan. Updating the
6 Township's Emergency Operating Plan. And updating,
7 excuse me, updating and specifically identifying
8 capital projects in a new capital improvement plan
9 that address resiliency issues with regards to
10 Superstorm Sandy. A Geographic Information System,
11 a mapping program, which I will, you know, be
12 getting into a little bit more detail, specifically
13 as it relates to the proposed petition for
14 de-annexation. And a Debris Management Plan.

15 Having undertaken those and being in
16 the process of undertaking those, there's a variety
17 of different recommendations that came out of those
18 plans, specifically the master plan, which, as I
19 said, I'll get into in a moment. But because of the
20 effort that the township undertook and its resources
21 and ability, technical resources and staff ability
22 and recognized successes in the Post Sandy Planning
23 Assistance Grant Program, the township was able to
24 obtain additional grant monies from the New Jersey
25 Department of Community Affairs under the Post Sandy

1 Planning Assistance Grant Program. And that
2 specifically funded a Neighborhood Plan for
3 South Seaside Park and a Coastal Neighborhood
4 Resiliency Plan, as well as ordinance -- ordinances
5 implementing recommendations in the master plan,
6 including the neighborhood plans that I just
7 mentioned; a recertification of the
8 Community Ratings System, the CRS that we talked
9 about at the last meeting, and we'll be talking a
10 little bit more in detail in just a moment. And a
11 Floodplain Management Capital Improvement Plan and
12 Ordinance Development, which basically further
13 implemented the Floodplain Management Plan
14 recommendations. And as I mentioned, all,
15 collectively, all these grants, essentially, took up
16 to just about a half a million dollars worth of
17 grant monies and provided the township with
18 substantial planning resources and opportunities to
19 do planning. And particularly planning for those
20 portions of the township which were most seriously
21 impacted by Superstorm Sandy, which included the
22 South Seaside Park neighborhood.

23 And, again, the foundation of the
24 planning work that was taking place before this was
25 really the kind of opportunity that allowed us to

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1 build upon that and use those grant monies
2 effectively to support and to provide opportunities
3 for improving the resiliency and improving and
4 making more efficient recovery for the residents of
5 all -- the citizens within Berkeley Township,
6 including, again, those neighborhoods that were
7 specifically impacted, those coastal neighborhoods,
8 and the South Seaside Park neighborhood.

9 So, I just wanted, before getting
10 into some of the other details of the -- and I want
11 to take some time to talk about the neighborhood
12 plan in South Seaside Park. But, essentially, as I
13 mentioned previously, that the SRPR, which, by the
14 way, was completed in 2014. Superstorm Sandy took
15 place in 2012, late fall 2012, fall of 2012. And
16 the Post Sandy Planning Assistance Grant Program got
17 its -- got up and running in 2013 and we were able
18 to get that grant money, complete our SRPR in 2014.
19 And then undertake, as I mentioned, a variety of
20 other planning projects in 2015, including the
21 Master Plan Reexamination Report. And I just -- and
22 that's described in a little bit detail on page 28
23 of the report. But I just want to quote a specific
24 section of that report and underline the importance
25 of the Master Plan Reexamination Report and how it

1 continued to build on some of the other
2 recommendations that we're making, so. And, again,
3 quoting specifically from the report right under the
4 heading, 2015 Master Plan Reexamination Report and
5 Plan Element Amendments. Despite the
6 vulnerabilities exposed by Sandy, a reexamination of
7 Berkeley's existing planning framework in 2015
8 concluded that the township had the foundation
9 necessary to support its resiliency and recovery
10 objectives. Rather than a dramatic overhaul of the
11 township's planning policies, the 2015 Reexamination
12 Report recommended changes in the township's
13 existing plans that would synthesize and coordinate
14 its planning policies in support of resiliency and
15 storm recovery.

16 And one of those recommendations that
17 came out of the Master Plan Reexamination Report,
18 was additional funding or efforts to improve the CRS
19 rating, and specifically plans and approaches to
20 address those in a planning manner, land use
21 planning manner. The neighborhoods like
22 South Seaside Park and other, the other coastal
23 neighborhoods that, in fact, were the most
24 significantly impacted. And really realizing that
25 importance and realizing of getting down and taking

1 the more generalized recommendations expressed in
2 the 2015 Master Plan and the other planning
3 documents that have actually preceded the master
4 plan. The idea was, we had an opportunity, because
5 of the work we had done in the Post Sandy Planning
6 Assistance Grant Program, and our capacity to handle
7 additional grants that DCA recognized. We were able
8 to secure those monies to go and get monies to
9 actually conduct the more detailed planning efforts
10 that were actually recommended in the prior Master
11 Plan Reexamination Report to address the context
12 sensitive analysis of the South Seaside Park
13 neighborhood and also to address the other coastal
14 neighborhoods as well.

15 So, I want to go into a bit of detail
16 with regards to, specifically, the South Seaside
17 Park Neighborhood Plan, which was part of that
18 resiliency effort. And I know that the board and
19 the board members here, most of the board members,
20 have spent a pretty significant amount of time and
21 effort over the past number of months reviewing the
22 South Seaside Park Neighborhood Plan and hearing
23 public input on that plan and taking the effort that
24 was necessary for the planning board to adopt that
25 plan as part of the township's master plan. And why

1 that is significant, why that's important, is
2 because adopting it as part of the master plan, it
3 establishes the land use plan recommendations that
4 are embodied in the South Seaside Park Neighborhood
5 Plan, can then be implemented through zoning
6 ordinance changes. And, as I mentioned, the zoning
7 ordinance changes that are being worked on
8 concurrently are, in fact, also being funded by that
9 Post Sandy Planning Assistance Grant Program.

10 So, I know that you've spent a lot of
11 time and effort and probably a lot of the board
12 members are familiar with it, but I think it's
13 important to go through this, again. Maybe not in
14 100 percent detail but highlighting some of the key
15 recommendations. And also, I think probably more
16 importantly, highlighting the process that was
17 undertaken to ensure that community involvement was
18 provided and that the community and the public had
19 significant opportunities to provide input into that
20 plan. And, ultimately, resulting in fairly
21 important changes that were identified by the
22 community and, essentially, meets the community's
23 needs, while at the same time, still ensuring that
24 the overall goals and objectives of that plan in
25 terms of community resiliency and recovery were in

1 place.

2 So, it took a fairly substantial
3 effort on the part of the township, as well as you
4 as members of the board, to ensure that that
5 process, you know, provided the public input that
6 was necessary and reflected the, ultimately, the
7 community's input, but, at the same time, ensuring
8 that these plans -- and, as we talked about a lot at
9 the last meeting, these plans were developed in a
10 manner that recognized the comprehensive planning
11 efforts and goals and objectives of the township and
12 recognizing this planning board's responsibilities
13 and efforts to ensure that all Berkeley Township
14 neighborhoods are addressed in one shape or manner
15 with regards to your comprehensive planning efforts.

16 So, again, the 2015 Reexamination
17 Report recognized the need for additional study of
18 the land use plan in South Seaside Park. And
19 specifically focusing on what it categorizes as a
20 context sensitive residential and commercial
21 standards that also would provide for that
22 resilience, storm resilience that I mentioned.

23 As I said, there was a fairly
24 extensive public outreach effort that was involved
25 with the development of the plan. The first of

1 which we began the plan -- we, being T&M Associates
2 working on behalf of the Township -- did the
3 research.

4 I want to, by the way, note that all
5 these plans that I mentioned in terms of storm
6 resiliency and recovery under the Post Sandy
7 Planning Assistance Grant Program, also have an
8 additional review by the New Jersey Department of
9 Community Affairs to ensure that the plans are being
10 undertaken or the ultimate deliverables or the
11 products, which are the plans and the ordinances, et
12 cetera, are being done in a manner consistent with
13 the scopes of work that have been submitted to the
14 Department of Community Affairs with DCA as part of
15 the application.

16 So, one of the key things that the
17 planners and T&M as the township planners are
18 required and did do in this case and in all the
19 cases, is, be very attentive to those details. And
20 every one of the plans had to get approval from DCA
21 that we did, in fact, follow the scope of services
22 that were provided in the grants, grant agreement
23 between the township and the department. So, we did
24 the -- had fairly extensive research on impacts,
25 land uses, zoning characteristics, land use

1 characteristics in the South Seaside Park
2 neighborhood. And we presented some preliminary
3 findings to the planning board at the end of 2016,
4 in December of 2016, in anticipation, in advance of
5 two scheduled community meetings that were required
6 pursuant to the scope of services.

7 The first community meeting took
8 place on December 15, 2016 at the Tri-Boro First Aid
9 Building. And that meeting was advertised, publicly
10 advertised. And there was public attendance at that
11 meeting from the Seaside Park neighborhood. There
12 were a variety of different working groups and
13 activities that took place during that session that
14 were designed to get community input on a variety of
15 different planning issues. Many of those being
16 related to, obviously, the need to address land use
17 planning considerations and zoning in the area.
18 And, obviously, all that's undergirding this, this
19 process, is the storm resiliency and recovery issues
20 that were required to be addressed pursuant to the
21 DCA grant. So, we had the first community meeting
22 in December of 2016.

23 Then there was a second meeting in
24 January 12 -- on January 12 of 2017. And the
25 participants in that -- that was also advertised.

1 And the participants in that meeting, the first
2 meeting in December, were e-mailed the notification
3 of the second follow-up meeting where we tested and
4 affirmed some of the comments that took place in the
5 first meeting.

6 On March 2, the Neighborhood Plan, as well as
7 the Coastal Neighborhood Plan, which is the other
8 planning document that I mentioned previously, were
9 reviewed by the planning board. And the planning
10 board approved that plan but conditioned on the need
11 for greater protection to single family residential
12 development in the plan. That there was a feeling
13 that the plan needed to speak more directly to the
14 protections for single family residential
15 development.

16 And by the way, this is sort of -- this
17 process for the Neighborhood Plan is sort of a
18 microcosm of the kind of broader theme that I've
19 been talking to you about at the last meeting, and
20 we'll be talking more about this meeting, is that
21 these plans and processes are evolutionary and
22 ongoing. It's not like we just do one thing as
23 planners and then we just end it and then we move
24 on. There will be always new challenges and
25 improvements and amendments. And as public input

1 takes place, there's going to be further revisions
2 and changes to any plans. So, these plans and the
3 planning process is ongoing and continues to be
4 ongoing and will be ongoing in the future, just as
5 the nature of the planning process and goals and
6 objectives and policies change based on the new
7 challenges that they're faced. But at the same
8 time, these issues and these concerns have been
9 continually recognized as part of your planning
10 process and what you do as the planning board here.
11 And, specifically, these issues that we discussed in
12 the neighborhood in Seaside Park are, in their
13 foundation, the germination of these recommendations
14 come from the more general recommendations in the
15 reexamination report on a need for the community to
16 address concerns in South Seaside Park.

17 So, again, in March of 2017, you considered
18 the plan, adopted it, but with conditions, approved
19 it with conditions. And then on March 27, there was
20 a presentation to the governing body about the
21 results of the plan. And both -- and we were there
22 as the township planner. And there was a fairly
23 substantial amount of public questions and
24 additional public comment at that meeting with
25 regards to the plan. And we talked about some of

1 the ways in which we were proposing to take the
2 condition that was established by you as the
3 planning board to address single family and look at
4 ways and mechanisms to do that from a land use
5 planning policy and a zoning perspective. And we
6 talked about making certain uses conditional uses
7 that were permitted in the area and providing
8 specific conditions to ensure that there would be
9 appropriate standards, design standards, that would
10 be put in place to provide for protections to
11 adjoining single family residential development.

12 Understanding that, at that time, one of our
13 concerns was because the idea here was to build
14 community resiliency and to provide pathways, more
15 sufficient pathways for property owners that would
16 be or potentially would be impacted by future storms
17 to be able to rebuild. That was always a kind of
18 fundamental concept and concern that was being
19 always brought to the board's attention and to the
20 council's attention in terms of the township's
21 zonings and land -- zoning ordinances and land use
22 recommendations.

23 I mentioned the permit automation process.
24 That permit automation process, looking at ways to
25 streamline the permitting process to make it,

1 somebody's -- somebody's house was damaged or
2 somebody's business was damaged and they needed to
3 rebuild, how could we do this in a much more
4 effective and efficient way. So, that was something
5 that we were trying to kind of balance out with
6 other concerns within the neighborhood. But also
7 giving -- this gave us an opportunity and it gave us
8 the grant money to go even beyond that and address
9 these things. So, it was a pretty comprehensive,
10 you know, effort.

11 So, after the input that we got from the
12 public, the township recognized that there was a
13 need for further public input on this process. That
14 they felt that there was -- it was critical that the
15 community had further input into the crafting of
16 this plan, given the importance of the plan to the
17 community and to the township as a whole.

18 So, there was an additional public meeting in
19 April 18, again, at the Tri-Boro. And people were,
20 the residents were specifically notified by mail of
21 that meeting. And my understanding is, it was
22 fairly well-attended. And further public input was
23 taken. And there were further revisions that were
24 made to the plan.

25 Then there was a second public hearing at the

1 planning board on June 1st of '17. It's hard to
2 believe it's been, you know, a couple of months, but
3 it's -- in fact, it took place just recently. And,
4 again, there was individual notification to the
5 public well advance. And because this is part of
6 the master plan, there is a all -- initially, both
7 for the March hearing and for the June hearing, the
8 follow-up hearing, there was the required public
9 notice pursuant to the requirements of the Municipal
10 Land Use Law.

11 And as a result of fairly substantial input
12 at that meeting, the planning board affirmatively
13 changed the recommendations, the zoning
14 recommendations in the plan, and adopted the
15 neighborhood plan as part of the master plan. Where
16 the two to four, permitted two to four-family
17 residential development was eliminated as a land
18 use, permitted land use within the land use plan of
19 the plan. And the townhome district was also
20 eliminated. There were other recommendations that
21 were put in place as part of the plan.

22 So, on July 6, at your last meeting, you
23 adopted a resolution that, essentially, formally
24 adopted that plan with the amendments and the
25 revisions thereto.

1 I should point out that of the two plans, of
2 the South Seaside Park Neighborhood Plan and of the
3 plan that was, the Coastal Neighborhood Plan, which
4 was the other plan that was funded as part of the
5 second wave of the Post Sandy Planning Assistance
6 Grants, because of the complexities and the
7 different issues that the South Seaside Park
8 Neighborhood Plan needed to address, that there was
9 significantly, significantly much more public
10 involvement and opportunities for public input in
11 that plan. And actually going well beyond, the
12 township actually invested its own funds to go well
13 beyond the scope, the required meetings and the
14 scope of work under the New Jersey Department of
15 Community Affairs grant.

16 That's not to say that the Coastal Resiliency
17 Plan or the Coastal Neighborhood Plan, gave short
18 drift to those neighborhoods. As I said, the issues
19 were more defined and different for those
20 neighborhoods than for the South Seaside Park Plan.
21 But it is another example of the way that this board
22 and the township has tailored its efforts to be
23 very, very clearly conscious of the needs and
24 concerns of its specific neighborhoods within the
25 community.

1 We talked about different redevelopment plans
 2 addressing Manitou, other plans addressing other
 3 neighborhoods within the community. Every one of
 4 them, where they may have different components and
 5 different factors and are addressing different
 6 issues or concerns or have different factors to
 7 consider, they are still all done in a way that is
 8 sensitive to the neighborhood community needs. And
 9 the prime example of that is the plan that was
 10 prepared and adopted for the South Seaside Park
 11 Neighborhood Plan. And, again, not taking this out
 12 of the blue, but a plan that actually, in fact, had
 13 its genesis on recommendations that came out of the
 14 township's prior planning efforts that we would
 15 just -- because of the opportunities that we had to
 16 get the grant money, because of the work that the
 17 township had done, the resources the township was
 18 able to bring to bear to get that grant money and to
 19 use it effectively for other projects, we were able
 20 to, you know, to get funding for that effort that
 21 had been needed and had been recommended as part of
 22 your planning process.

23 And before leaving the South Seaside Park
 24 Neighborhood Plan, I think what's maybe just in a
 25 highlighting of some of the overall recommendations

1 I think are important to kind of see. I mean, I've
 2 talked a lot about the land use issues and some of
 3 the zoning. But the plan also evaluates storm and
 4 flood risks, you know, again, addressing the
 5 requirements of the grant. I mentioned we evaluated
 6 the existing land use, the existing land use plan
 7 and zoning for the neighborhood. It sets forth a
 8 series of -- the plan itself sets forth a series of
 9 broader goals and objectives. It talks about
 10 resiliency by providing a guide for green
 11 infrastructure techniques that could be used within
 12 the neighborhood. And it also establishes a
 13 Strategic Action Plan within -- for the
 14 implementation of the plan, including, as I
 15 mentioned, the zoning, the zoning recommendations.

16 So, there are five different goals that are
 17 promoted, general goals, which are, promoting
 18 stormwater management; ensuring the safety of
 19 buildings and structures; protecting natural
 20 resources and promoting shoreline management;
 21 facilitating faster recovery from future storm
 22 events. We talked about the ability to get people
 23 to get, you know, get approvals very quickly if
 24 they're affected by the -- by a storm like
 25 Superstorm Sandy. And then probably more, most

1 importantly is recognizing, in all that context and
 2 all those different approaches, recognizing and
 3 protecting the coastal island's neighborhood
 4 character, which is really the fundamental core of
 5 the planning concern that had been expressed.

6 So, in that context of those goals, more
 7 specifically, there was a discussion of mitigating
 8 impacts from future storms, clarifying development
 9 requirements. And one of the big things being
 10 uniform enforcement of property owners' efforts to
 11 make improvements to their properties. Recognizing
 12 and promoting the aesthetic recovery and resiliency
 13 benefits of the natural resources in the area. And
 14 I think that's -- and we talked about in some of the
 15 recommendations within the -- within the plan, where
 16 we get into more details about that. And those
 17 recommendations, by the way, the things that I'm
 18 reading into the record here are from pages 31 and
 19 32 of the report. But there are two recommendations
 20 that I think further highlight the township's more
 21 comprehensive perspective on this and also ongoing
 22 planning efforts. Things don't stop just because we
 23 adopted the neighborhood plan. And one of the
 24 things that came out of our discussions and review
 25 from the neighbor -- from the members of the

1 community, from the public, was that the need for a
 2 further assessment and evaluation and understanding
 3 the opportunities for recreation within the
 4 South Seaside Park neighborhood.

5 So, if you look at item number six on page 32
 6 where we talk about enhanced recreational
 7 facilities. Reading from the plan specific -- or
 8 reading from the report, I should say, which quotes
 9 the plan. This recommendation responds to resident
 10 concerns regarding recreation opportunities in the
 11 area, despite several existing publicly-owned parks
 12 and open spaces, and include the preparation -- and
 13 it includes, I should say -- the preparation of a
 14 Neighborhood Recreation and Open Space Plan to
 15 identify needs based on resident population and
 16 community interest; investigate opportunities for
 17 the State of New Jersey to permit cross-honoring of
 18 local beach badge for boat launch and non-dockage
 19 facilities at the 24th Avenue Marina; consider
 20 establishing a local bike share program or
 21 participating in a regional network with
 22 neighboring -- neighboring shore communities; and
 23 verify riparian grants to identify potential sites
 24 for bayfront recreation, as well as investigate
 25 whether the State of New Jersey would permit a lease

1 option.

2 Essentially, the idea here is to look at
3 existing facilities, seeing where, how they can be
4 used most effectively and efficiently and how they
5 can be multi-purposed, if necessary. But look at
6 all the different opportunities.

7 Now, these are recommending some general
8 ideas and thoughts. And, ultimately, a new plan, a
9 new neighborhood recreation plan will be much more
10 specific in terms of the kinds of things that it
11 promotes. But, again, it's another example of the
12 way that the community input basically affected the
13 outcome of the plan to address the important,
14 important concern of the community.

15 And then with regards to item number seven on
16 page 32. And, again, quoting from the report,
17 which, in turn, quotes from the plan. Identify
18 Opportunities to Cooperate with federal, state,
19 county and local entities to promote resilience.
20 These recommendations include: Pursuing grants to
21 fund permitting and construction of a living
22 shoreline; following up with the state to ensure
23 that stormwater outfall construction has been
24 properly stabilized and complete; encourage
25 continuing efforts to work with the Army Corps of

1 Engineers to implement proper dune construction and
2 enhancement; and encourage the creation of a liaison
3 between the neighborhood, township and Island Beach
4 State Park to promote better communication and
5 coordination with respect to state park activities.
6 And, again, you know, addressing community concerns,
7 focusing on resilience, which is an important part
8 of it, and an identification that this process is
9 ongoing and continues and will continue moving
10 forward.

11 And I think, in line with that, we'll be
12 talking about the Geographic Information System,
13 what we would call a GIS system, that was -- or GIS,
14 I should say. GIS system is redundant. GIS project
15 that was funded by the Post Sandy Planning
16 Assistance Grant. And now we have an opportunity to
17 further enhance that through a partnership with the
18 University of Notre Dame that we'll talk about a
19 little bit further that will also be tied into that
20 resilience effort, particularly with regards to the
21 dunes and the shoreline within the South Seaside
22 Park neighborhood.

23 And, as I mentioned, finally, on the
24 resiliency planning aspect of this that dealt with
25 the two neighborhoods, we did do the coastal

1 neighborhood resiliency plan. I won't get into
2 detail in terms of the recommendations there. But
3 these, again, were seven selected neighborhoods that
4 were identified as having impacts along with the
5 South Seaside Park neighborhood, that needed to be
6 addressed. There was a public session in December
7 of 2016, and a plan was drafted. And you ultimately
8 adopted that plan as well as part of your master
9 plan.

10 So, again, the idea here is that it wasn't
11 that one specific neighborhood was singled out, but
12 that neighborhoods that were impacted based on a
13 reaction to an event that had a significant effect
14 on the community's planning, land use planning
15 policies, is Superstorm Sandy, that we were able to
16 target those resources and align them effectively,
17 you know, to address these neighborhoods that were
18 impacted by the storm. And, God forbid, not
19 impacted, and, hopefully, not impacted similarly in
20 the future.

21 As part of that comprehensive approach -- I'm
22 going to take another pause -- one of the things
23 that the township was able to fund, and has been
24 undertaken for quite some time and participating, is
25 the Community Rating System, the CRS. CRS relates

1 to -- is a rating system that is connected and has a
2 relationship to the National Flood Insurance
3 Program. And it was implemented, started in 1990 as
4 a volunteer program for recognizing and encouraging
5 community floodplain management activities that
6 exceed the National Flood Insurance Program's
7 minimum standards. The idea here is that this
8 program establishes -- is a rating system, a numeric
9 rating system, and is -- a number of the factors
10 that are reviewed and analyzed to establish the
11 community's rating is, you know, planning activities
12 that address floodplain management, resources that
13 the community may have to actually provide for --
14 natural resources, I should say -- that the
15 community may have that provides opportunities for
16 flood storage. And, again, related to the
17 minimization of impacts to the community and the
18 reduction in loss.

19 So that communities that actively engage in
20 these various programs that reduce flood damage or
21 potentially reduce flood damage to insurable
22 properties, basically, means that there's less
23 payouts that are necessary. And so, there is a
24 certain reward to the community and reward
25 specifically to the property owners within the

1 community and the taxpayers in the community for the
2 efforts that the township or the municipality take
3 in implementing this, you know, these actions or
4 taking these actions.

5 And so, the township's current CRS rating is
6 six. And that provides a 20 percent discount on
7 flood insurance costs for, or flood insurance rates,
8 for property owners that need to take out flood
9 insurance because of the location of their
10 properties in the flood hazard areas.

11 Should point out that Seaside Park has a CRS
12 rating of seven based on current information. And
13 that provides only a 15 percent discount. So, by
14 South Seaside Park taking advantage of being within
15 Berkeley Township, that it, in fact, has the
16 opportunity and has the ability to take advantage of
17 a better CRS rating.

18 I should point out that the significant
19 amount of preserved lands on the mainland area of
20 the township, provides a foundation for that CRS
21 rating. So, the extent of -- the land extent of the
22 township, being out of the -- either being out of
23 the flood hazard area or in those areas that have
24 opportunities for flood storage because there's
25 preserved lands and open space, that on the

1 mainland, for that storage capacity, that, in fact,
2 has boosted the CRS rating of the township.

3 The goal and objective through all the
4 various activities and because of the post Sandy
5 activities, the Floodplain Management Plan, the
6 other activities that the township has undertaken as
7 part of its Post Sandy Planning Program, we are
8 anticipating, we are looking to further enhance the
9 rating of the township to a five in 2018. And that
10 would result in a 25 percent reduction in the
11 insurance cost.

12 So, I think that the resources and the
13 capacity of the township, that Berkeley Township
14 has, enhances some benefits clearly of not only
15 South Seaside Park but all its, all its residents
16 that are affected by the need to grant, get flood
17 insurance. And certainly, in South Seaside Park,
18 that's an important consideration as well.

19 I mentioned before the Geographic Information
20 System, the GIS. Essentially, the GIS, for those
21 who are not familiar.

22 (Off the record.)

23 MR. SLACHETKA: As I just mentioned,
24 one of the projects being a GIS program for the
25 township that was funded by Post Sandy Planning

1 Assistance Grant Program has some very specific
2 benefits. Benefits not only to the community as a
3 whole, but very specific benefits to South Seaside
4 Park. And that GIS, it's a mapping program. And
5 I'm not -- I won't get too far into the reasons, but
6 I think it's really important for the board members
7 to understand what this is. A GIS program basically
8 is an electronic mapping program. And it maps
9 certain types of features. It maps parcels. You
10 know, essentially, lots within a township. It maps
11 and identifies locations where community facilities
12 are. It can include various components of
13 infrastructure, including storm sewers, sewer
14 systems, various other infrastructure elements that
15 may or may not be impacted by storm events. It also
16 identifies, you know, properties that have been
17 affected by storm events and require things such as
18 elevation certificates. And so, it's a very
19 substantial and very comprehensive mapping
20 electronically of various items and land use types
21 and land use forms and public facilities and
22 community facilities within the -- within the
23 township.

24 And Berkeley Township was one of
25 about 12 municipalities in the state that received

1 specifically the grant funding for, to create this
2 GIS. And this GIS is available and can be used by
3 the township's zoning and land use professionals and
4 officials, as well as used by its emergency
5 management personnel, and used by public works and
6 public works personnel to both plan for and to
7 effectively respond to the events like Superstorm
8 Sandy.

9 I should point out that the modeling
10 also that the GIS system that Berkeley has, also has
11 information on flood hazard areas. It has
12 information on storm surges, specifically, mapping
13 some of the -- the extent of the Superstorm Sandy
14 surge. And has other basic modeling, what's called
15 SLOSH modeling, that is, that can map and identify
16 the extent of storm surges and various category
17 hurricanes, from category one through four. And
18 using that information, using that mapping
19 information and overlaying it on these various
20 community facilities, there will be -- the township
21 officials have the ability to understand and plan
22 for and respond to these events. And particularly
23 for those neighborhoods that are affected and have
24 been affected by storm surges and will continue to
25 be at risk, it's important for the community and for

1 the township to have effective response, in
 2 particular, for -- you know, to the storm events.
 3 It can be a plan for evacuations, plan for the
 4 responses and allocating resources effectively.
 5 Like I said, one of the -- Berkeley
 6 Township is one of the few municipalities in the
 7 state that were able to take advantage of that and
 8 because of, again, because of the resources that we
 9 have from a planning perspective, that we were able
 10 to get that grant from the Department of Community
 11 Affairs. And it will be continued to be used in the
 12 future.

13 Most -- even more significantly,
 14 because that's an important tool and will continue
 15 to be an important tool that will benefit the
 16 township and South Seaside Park. The township,
 17 because of the fact that it had one of these GIS
 18 programs in place, that it was also located along
 19 the New Jersey oceanfront and specifically had
 20 shoreline on the -- on Barnegat Bay, bayshore or
 21 bayfront coastal areas, and also had a barrier
 22 island beach, because of those factors, the township
 23 was selected as part of a further enhancement of the
 24 Post Sandy Planning Assistance Grant Program as one
 25 of two pilot communities, along with the Borough of

1 Keansburg up in Monmouth County along the bayshore.
 2 One of two communities that are being used or has
 3 been -- have been selected or being used as a pilot
 4 project for a project that is involving -- that
 5 involves the University of Notre Dame. And
 6 enhancing -- the intent is to enhance the township's
 7 GIS system to provide for realtime tracking of storm
 8 events and realtime modeling of the impacts of storm
 9 events well beyond the types of -- the type of
 10 information that is provided by the SLOSH modeling,
 11 which simply shows the level of storm surge. Some
 12 of the -- again, without getting into too much
 13 detail and not getting into too much of the reason,
 14 but I think that the planning board will appreciate
 15 this. And I think it's an important factor in
 16 looking at the effects and some of the analysis that
 17 we have to do in terms of the application for the
 18 petition for de-annexation. Again, only one of two
 19 communities, in fact, is going to have this
 20 enhancement. Eventually, it may be expanded to
 21 other areas, but right now, the resources are just
 22 in place for both Berkeley Township and Keansburg.

23 And some of the realtime information
 24 that is going to be part of the -- part of this
 25 enhanced system that's being developed by the

1 University of Notre Dame -- which, by the way,
 2 builds on the GIS that we created as part of the
 3 Post Sandy Planning Assistance Grant Program. And,
 4 in fact, the people from Notre Dame were very
 5 complimentary of the capacity and the information
 6 that was in that GIS. That that will -- we will be
 7 able to look at the wind speeds. We will be able to
 8 look at storm surge. There will be a more enhanced
 9 and more subtle modeling of the impacts, of the
 10 potential impacts of those storms. And we'll be
 11 able to know, as these storms move up the coast or
 12 move in from the Atlantic, what we -- what
 13 responses, what level of response will be necessary
 14 because of the nature of the storms.

15 It also provides a long-term
 16 enhancement of our modeling and our planning
 17 capabilities. Because we can run any number of
 18 different types of scenarios, storm scenarios. And,
 19 by the way, it's not only just for hurricanes, but
 20 also for, you know, for other types of coastal
 21 storms and nor'easters. It's a very subtle, very
 22 sophisticated and a very impressive system.

23 And, again, one of the things that we
 24 note in the report is that without the barrier beach
 25 island area and without having the resources that we

1 used for the GIS system, the DCA resources that we
 2 used to create the GIS system, I should say, we
 3 would not be part of that pilot program. That
 4 started in May this past year and will be continuing
 5 on through June of 2018.

6 And I think that the fact that we're
 7 able to, you know, to get that, get that Notre Dame
 8 pilot study, it's probably -- I would be, maybe -- I
 9 don't think I'm overreaching in saying that it's
 10 probably one of the most sophisticated analytical
 11 tools that are -- that's going to be made available
 12 to any community in the state, to be able to plan
 13 for and respond to those storms. And South Seaside
 14 Park is going to be part of that, part of that
 15 system. So, I think it's really, you know, critical
 16 and an important consideration in terms of the
 17 impacts on the township and the impacts on
 18 South Seaside Park and the benefits that
 19 South Seaside Park has received from being part of
 20 the township, Berkeley Township as a whole.

21 I do want to -- I may conclude on
 22 this one section of the report, by again quoting
 23 from the report. I think it's on page 36 just
 24 before it says, Planning in South Seaside Park. It
 25 says -- and this, I think, encapsulates what the

1 efforts, you know, the resiliency planning efforts
2 that have taken place and the importance of being
3 part of those resiliency efforts by South Seaside
4 Park.

5 And quoting from the report.
6 Berkeley Township's large size and varied environs
7 (mainland and barrier island) give it increased
8 flexibility when planning for resilience. Unlike
9 Seaside Park Borough, the township is able to
10 provide affordable housing and municipal facilities
11 in areas where the threat of coastal flooding is
12 limited.

13 Remember last time I did mention that
14 having the municipal facilities outside of the
15 coastal flooding areas is really an important, you
16 know, benefit. We talked about the impact that
17 occurred in South -- in Seaside Park when their
18 facilities were impacted by Superstorm Sandy and the
19 amount of time it took to be able to get them, get
20 them back up and running on the island.

21 So, again, quoting again from it,
22 this geographic arrangement enables Berkeley
23 Township to protect the established barrier island
24 neighborhood character of South Seaside Park, while
25 providing residents and businesses access to

1 discounted flood insurance and increased resiliency
2 with services. I think that kind of encapsulates
3 some of the things that I've been talking about to
4 date.

5 I want to go on and talk a little bit
6 about planning in South Seaside Park in relationship
7 to the comprehensive planning and address some
8 comments that have been made or were made by, in
9 the --

10 MR. BACCHIONE: I'm sorry, Stan.
11 Through the Chair. I just have a -- I just want to
12 get clarification on what you talked about with the
13 GIS system. With the implementation of this GIS
14 system in Berkeley Township, due to the fact that
15 Berkeley Township has property on the barrier
16 island, I would assume it will also help the
17 surrounding municipalities with the information
18 gathered by the GIS system.

19 MR. SLACHETKA: Yeah.

20 MR. BACCHIONE: Not only Berkeley
21 Township. So, this is not just for Berkeley
22 Township. I would assume Seaside Park, Seaside
23 Heights and all the surrounding communities would
24 learn from this information gathered by this system.

25 MR. SLACHETKA: Yeah. And that's a

1 good question. Two points. First of which, there
2 is a little bit of overlap in adjoining communities
3 in terms of the analysis that the University of
4 Notre Dame is doing. Actually, one of the things,
5 one of the most significant things that's taken
6 place as part of this analysis is that the technical
7 resources of the University of Notre Dame are being
8 applied and used to do cross sections of the current
9 conditions of the beachfront and the barrier island.
10 So, we're going to have the most up-to-date cross
11 sections ever since -- you know, that you can have
12 in terms of evaluating wave action impacts and
13 understanding where there may be dune weaknesses and
14 other, other -- other potential concerns. So,
15 there's going to be a little bit of overlap. But
16 what's important to understand is, the active
17 system, the use of the system and the -- is going to
18 be limited to Berkeley Township.

19 So, to the extent that Berkeley
20 provides information to the adjoining communities,
21 saying, hey, we've got this information of the
22 impacts of what the storm is going to be. The
23 application of that analysis is going to be specific
24 to Berkeley Township, including South Seaside Park.
25 And the GIS, the way in which our emergency

1 management and public works and planning and zoning
2 use that information is all predicated and based on
3 our own system that is confined to Berkeley
4 Township. So, being within that system, you know,
5 if South Seaside Park was someplace else, they were
6 in an adjoining community, they might be able to
7 benefit tangentially because we might have some
8 information, but the actual application of response
9 and immediate planning and response for the system
10 is going to be very unique and very, very specific
11 to Berkeley Township.

12 MR. BACCHIONE: That's not to say,
13 though -- Berkeley Township could share this
14 information with --

15 MR. SLACHETKA: Yes.

16 MR. BACCHIONE: -- the surrounding
17 municipalities.

18 MR. SLACHETKA: It could.

19 MR. BACCHIONE: If they choose to do
20 so.

21 MR. SLACHETKA: Yeah. But what it
22 won't be able to do is, we will be -- we have our,
23 as part of the GIS, we have mapped our community
24 facilities. And we've mapped other land use types
25 and forms. So, we can apply the data on the storm.

1 We can apply it to specifically how that's going to
2 be affecting locations and places within Berkeley
3 Township.

4 We may be able to provide the
5 adjoining municipalities with generalized
6 information, but they would need to have their own
7 GIS to say, okay, let's overlay that and let's map
8 that in relationship to our own community facilities
9 and the like, so.

10 MR. WISER: Stan, if I may, just to
11 take that a little further. Just so I understand.
12 Maybe if I can understand it, some of the board
13 members can understand it. The information that's
14 going to be coming in as part of this GIS is based
15 specifically on the physical conditions and the data
16 of Berkeley Township --

17 MS. HUGG: Mr. Wiser, I'm sorry.
18 Could you use your mike?

19 MR. WISER: Oh, I'm sorry.

20 MS. HUGG: I'm sorry.

21 MR. WISER: My bad. Okay. The
22 information that is going to be developed as part of
23 this GIS is based on the physical geography of
24 Berkeley Township because that's the mapping that is
25 part of it and the data, the physical

1 characteristics or the attributes of those various
2 physical characteristics limited to Berkeley
3 Township; is that correct?

4 MR. SLACHETKA: That's correct. I'll
5 give you a specific example. Like, for example, if,
6 in the GIS, we have information, when you say
7 attributes, attributes is basically data that's
8 associated with a specific feature, like whether
9 it's a lot or a dwelling or a point or a location.
10 So, if we know and the police is, are aware of --
11 like, for example, if some mapping of physical
12 disabilities or other needs specific to that, you
13 know, property owner, that person who dwells in that
14 dwelling unit, and that the storm information
15 suggests that that dwelling or that lot is going to
16 be significantly affected, then responses can be
17 planned out and resources can be allocated.

18 So to that level, it's Berkeley
19 specific. However, I don't want to imply that
20 Berkeley is going to just take the information and
21 not share it with everybody. I think that Berkeley
22 will be and has always been, continues to be
23 generous, you know, in terms of its sharing and
24 coordination with other communities. But the
25 effective application in realtime is going to be

1 specific to the township and the use of that by the
2 township's officials and responders, based on the
3 information that's in Berkeley's GIS and as mapped
4 based on the topographic features and then
5 overlaying by the potential storm impacts.

6 MR. WISER: So, is it a correct
7 statement to say that Berkeley would be able to say,
8 hey, surrounding communities, these are the types of
9 things that our GIS is showing us is going to happen
10 or is happening, but the other surrounding
11 communities are going to have to use their own
12 judgment and interpretation as to how to respond,
13 how to use that information --

14 MR. SLACHETKA: Yes.

15 MR. WISER: -- because it's not other
16 community specific.

17 MR. SLACHETKA: Yeah, and it's not in
18 the GI -- it's not -- they would have to have their
19 own GIS set up. And, unfortunately, the Post Sandy
20 Planning Assistance Grant Program has sort of run
21 its course, so there're no new monies coming out of
22 that.

23 As I mentioned, there is hope that
24 there may be some funding to bring this, if the
25 pilots are successful in Berkeley Township and

1 Keansburg, to bring this out and expand it out
2 statewide, you know, to other communities. That's
3 going to be dependent upon, obviously, the interest
4 and resources of the state to be able to make that
5 happen. I will hope it does. I mean, I'm hopeful
6 because I think it's -- it would benefit a lot of
7 communities throughout the State of New Jersey to
8 have that information. I think Berkeley is in a
9 very unique position and advantageous position,
10 because of the fact that it's the first of only two
11 that, specifically, have that resource available to
12 it now.

13 MR. WISER: And is it -- just one
14 last question. Is it also a correct statement to
15 say that the farther you are away, if you're another
16 community, the farther you are away from Berkeley,
17 the usefulness of the data that Berkeley collects
18 through its GIS, even if it's shared, dissipates?

19 MR. SLACHETKA: Yes. I mean,
20 obviously, the further away you are, the -- and,
21 again, the mapping and the modeling are going to be
22 very specific to the future geographic features
23 within Berkeley. So, if you don't have that
24 connection between those, you know, the modeling and
25 the understanding of the land forms in your

1 community, it's not going to be quite as useful. I
 2 mean, if you -- if there's -- if there's an
 3 understanding that there's a category three storm
 4 coming up the coast, I mean, there's a lot of people
 5 know, and especially along barrier islands, that
 6 they're going to be affected. It's really being
 7 able to tailor the response and make those
 8 connections. And I mentioned the resources that the
 9 township has, the unique position it's now in,
 10 having done this GIS. And I think, you know,
 11 they're being recognized for the actions and
 12 activities that took place. It's very exciting.
 13 I'm only -- no pun intended -- I'm only talking
 14 about the tip of the iceberg about some of these
 15 capabilities.

16 I know that the Department of Public
 17 Works has been involved. The Emergency Management,
 18 the chief has been engaged and involved in
 19 evaluating this as, specifically, for the township.
 20 And everybody is looking forward to having a
 21 successful implementation of this program for the
 22 township.

23 MR. WISER: Thank you. That's all.
 24 Sorry.

25 (Off the record.)

1 MR. WINWARD: We're going to take a
 2 quick ten-minute break.

3 (Recess was taken.)

4 MR. WINWARD: We're going to start
 5 part two of the de-annexation hearing.

6 MR. SLACHETKA: I thought it was part
 7 three. The, by the way, thank you for moving the
 8 mike. I was told that it was a little hard to hear.
 9 And so, please, if any of the board members or
 10 anybody in the public can't hear what I'm saying --

11 MR. MCGUCKIN: We should probably
 12 just have you start over, Stan.

13 MR. SLACHETKA: Starting on page one.
 14 Okay.

15 So, we ended around the resiliency
 16 planning issues and going back into somewhat
 17 generalized planning issues, only because there were
 18 certain comments and testimony that was provided by
 19 Mr. Bauman, the petitioners' planner, that I think
 20 are important to be addressed.

21 We do have at the bottom of page 36,
 22 there's a excerpt from Mr. Bauman's report that sort
 23 of set forth a number of concerns that he had with
 24 regards to the way in which the township plan, as it
 25 may or may not affect South Seaside Park. And I'll

1 give Mr. Bauman the benefit of the doubt in the
 2 sense that some of these comments came before we
 3 entered into the fairly extensive planning efforts
 4 on the South -- with the South Seaside Park
 5 Neighborhood Plan. But I do think that he kind of
 6 brought, creates a or presents sort of a little bit
 7 more broad brush concern over what the township has
 8 done and how it -- in terms of its planning
 9 documents, and how it affects South Seaside Park.

10 So, a couple of things that he states
 11 with regards to the -- of the township's efforts.
 12 And, again, I'm quoting just a couple of bullets
 13 from the bottom of page 36. First of which he
 14 states that there's no focus -- there are no focus
 15 initiatives or goals in the master plan that address
 16 South Seaside Park. The ten master plan goals --
 17 which he's quoting from the prior master plan -- set
 18 the stage for more pointed objectives and
 19 recommendations, encourage guidelines for new
 20 development, and support the preservation of
 21 residential character of neighborhoods. That's on
 22 page 18 of his report.

23 South Seaside Park and its residents
 24 are not included in the master plan goals.

25 De-annexation will not cause significant injury to

1 the Berkeley Township Master Plan. That's, again,
 2 from page 18 of his report. Then he states, the
 3 nine master plan objectives do not individually or
 4 collectively address the needs and concerns of the
 5 residents of South Seaside Park, completing the
 6 build-out of neighborhoods, encouraging development
 7 in Town Center and corridor nodes, and addressing
 8 the Route Nine corridor are addressed in the master
 9 plan objectives, but these are matters that are
 10 nowhere near South Seaside Park, nor do they affect
 11 the social and economic well-being of South Seaside
 12 Park residents. And that comes from page 19 of his
 13 report.

14 And he also notes as well that,
 15 essentially, in his opinion, that the township is
 16 preoccupied with planning on the mainland, despite
 17 the fact we just went through a fairly extensive
 18 review of the township's planning efforts in
 19 South Seaside Park, but also as they related to
 20 recommendations and approaches that were recommended
 21 in the township's various planning documents. It's
 22 clear that the township and clear that this board
 23 has been attentive to all the neighborhoods within
 24 the township, including South Seaside Park, and
 25 specifically focused on areas where there are key

1 concerns or issues or planning, either
 2 opportunities, objectives or possible issues that
 3 need to be addressed in each of these neighborhoods.
 4 We talked about the township being a
 5 collection of neighborhoods. And it's recognized in
 6 your planning documents and your, you know, planning
 7 efforts recognize this diversity of neighborhoods.
 8 And you've focused as needed on those specific
 9 areas. And it's important to note, and I think this
 10 is -- it undergirds the whole, you know, planning
 11 process here, is that, you know, planning in one
 12 neighborhood does not necessarily mean that benefits
 13 don't accrue to all the neighborhoods in the
 14 community.

15 As we mentioned before, the township
 16 took advantage of grants and loans when they became
 17 available, and specifically because of an issue, a
 18 critical issue of concern to the township, the
 19 township as a whole, including South Seaside Park
 20 with regards to the impact of Superstorm Sandy. And
 21 those planning efforts, as we just talked about,
 22 very specifically targeted those neighborhoods. It
 23 doesn't mean that because those neighborhoods were
 24 targeted for the planning efforts that it somehow
 25 undermined or other -- and undermined the position

1 of other neighborhoods or other neighborhoods within
 2 the township were being ignored.

3 The idea here, and the idea that
 4 you've effectuated constantly as part of your
 5 planning efforts, has been that the benefit to one
 6 area of the community benefits the community as a
 7 whole. The Manitou Redevelopment Plan, it's not --
 8 it clearly is targeted and benefits the
 9 Manitou Park, but it benefits the community as a
 10 whole and provides -- it provides a diversity of
 11 housing types. It does -- it provides improvements
 12 to the community's tax base. Every taxpayer, every
 13 resident of the township benefits when the township
 14 addresses a planning effort.

15 The redevelopment of the township's
 16 town center, the designation of the town center
 17 benefits the community by providing new tax ratables
 18 in the community and provides for an opportunity for
 19 a vibrant mixed use center and also provides an
 20 opportunity for areas within the township,
 21 environmentally sensitive areas within the township
 22 to be protected through the use of a transfer
 23 development rights program that we talked about.
 24 Even though that T -- those TDR, the sending
 25 districts and receiving districts are not on

1 South Seaside Park, they still benefit the residents
 2 of South Seaside Park, as residents of the greater
 3 Berkeley Township community, by protecting important
 4 environmental resources, directing growth where it's
 5 appropriate in terms of the availability for
 6 infrastructure and opportunities for redevelopment.
 7 But by protecting those environmental resources, as
 8 we talked about last time, those benefit not only
 9 Berkeley Township, but it benefits the region and it
 10 specifically benefits South Seaside Park because of
 11 its protection of the water quality, the Barnegat
 12 Bay Estuary and advances other environmental
 13 resources.

14 In fact, we talked about
 15 preservation, how the open space preservation
 16 policies actually have benefited South Seaside Park
 17 residents, even though some of those preservation
 18 activities took place on the mainland through the
 19 CRS rating and the foundation that those efforts had
 20 or the impact that those efforts had on the CRS
 21 rating benefit, specifically, financially the
 22 residents of South Seaside Park. You cannot, from a
 23 comprehensive planning perspective, parse out and
 24 simply peel away and look at the community's
 25 planning efforts or any community's planning efforts

1 in piecemeal. It has to be seen within an
 2 integrated whole, sorry for the new age terminology,
 3 but holistic approach that the township has taken.
 4 And the efforts that it's taken on the South Seaside
 5 Park neighborhood and their planning efforts has
 6 been pretty significant.

7 And, as I mentioned before, and I
 8 think what's really important and critical for all
 9 of us to understand -- and then I'll give you
 10 another undergirding or foundation of this
 11 process -- is that planning is an ongoing process.
 12 You know, it's an evolving process. It's going to
 13 continue. It's going to continue in South Seaside
 14 Park from the township. And the township has the
 15 resources necessary to apply to the -- an ongoing,
 16 its ongoing planning efforts in that neighborhood.
 17 And it's going to continue. And it's going to be
 18 affected by any new circumstances that might impact
 19 the community.

20 You know, as I said, God forbid if
 21 there's another storm and there's certain impacts,
 22 we are going to do what's necessary to respond to
 23 that. And that might be further revisions and
 24 updates of the land use policy that may affect
 25 South Seaside Park or may not, depending upon the

1 impacts. And, hopefully, some of the land use
2 policies and zoning that we've put in place now are
3 going to help us not have to take such more
4 significant changes to the zoning in that area.

5 And given its level of resources,
6 given its size, given its variety of neighborhoods
7 and given its resources in the sense of having the
8 support staff and the structures in place to respond
9 in a comprehensive way, they, the township has been
10 able to respond to these challenges from a planning
11 perspective, from a resiliency perspective, in a
12 manner that benefits the township as a whole and
13 also very specifically South Seaside Park and other
14 affected neighborhoods.

15 You, as a planning board, and I don't
16 want to puff you up so much, but you're doing the
17 right thing and have done the right thing in your
18 planning approaches in this. And I think that maybe
19 the issue that I take from Mr. Bauman's statements
20 is that, somehow you've applied your resources and
21 all you focused in one area. And it's clearly not.
22 The record of your actions and the record of your
23 activities as embodied and embedded in the land use
24 planning documents that you've prepared, belies that
25 and contradicts that very, very, very clearly.

1 And in each one of these issues,
2 the -- those specific plans and the South Seaside
3 Park Neighborhood Plan is designed in the context of
4 your comprehensive planning goals and objectives.
5 So, all those things that Mr. Bauman is saying that,
6 you know, you've got these general goals and they
7 don't necessarily apply to South Seaside Park, it --
8 they're built upon, the specific recommendations are
9 built upon your overall goals and the strategies and
10 approaches that you take, take from those or that
11 you implement from those, are the kinds of things
12 that you're doing in South Seaside Park.

13 On page 42 of the report, we talk about these
14 types of goals and objectives and approaches that,
15 essentially, you know, have, when taken together,
16 form a very, very sort of rich and compelling, you
17 know, argument for the kinds of things that you do
18 in this township in that way, in that comprehensive
19 way.

20 I just want to read a couple of excerpts from
21 things on page 42 that I think are relevant. And in
22 the beginning, we talked about Manitou Park and TDR.
23 But quoting from the report, planning goals and
24 objectives that do not refer to one specific area or
25 another are directly tied to the benefit of the

1 Township as a whole. In Berkeley Township, this
2 includes goals to improve view sheds throughout the
3 township, whether this is billboard regulations,
4 property maintenance, or streetscape improvements.
5 It includes a comprehensive recreation system that
6 targets all ages and ability levels, and land use
7 and open space preservation strategies intended to
8 improve the water quality of Barnegat Bay. The
9 Township's focus on improving existing commercial
10 centers and their integration with surrounding
11 residential neighborhoods is something that is
12 applicable to many of its distinct neighborhoods,
13 including South Seaside Park.

14 And I should point out parenthetically that
15 in crafting of the South Seaside Park Plan, that was
16 an important consideration in terms of the balancing
17 of those uses and providing those opportunities for
18 the commercial uses that support the neighborhood.

19 And I'll quote again from the report. To
20 further address the concerns of neighborhood
21 residents and property owners, specifically the
22 South Seaside Park, Berkeley Township made the
23 recommendation in its 2015 Master Plan Reexamination
24 of the need to undertake an in-depth review of the
25 land use plan of South Seaside Park. Acknowledging

1 this recommendation in the Township's Reexamination
2 Report enhanced its ability to seek and obtain grant
3 funding through the Post Sandy Planning Assistance
4 Grant Program to undertake this review and prepare a
5 neighborhood specific plan for South Seaside Park.
6 As part of this planning process, the township
7 created numerous opportunities for public
8 participation and input, through community meetings
9 on the barrier island, advertised public hearings,
10 status updates before the township's governing body
11 and planning board, individual mailings, as well as
12 making its planning staff available for questions
13 and comments.

14 It is important to note that public
15 participation in the planning process can address
16 many of the objections raised by the petitioners,
17 such as the number of bicycle racks available, piers
18 for crabbing, playgrounds for children and
19 grandchildren, or a public boat launch. Rather than
20 participate in the township's planning process to
21 raise these issues directly, the petitioners have
22 opted to seek de-annexation, presumably to then
23 participate in the Borough of Seaside Park's
24 planning process in order to pursue these goals.

25 Two important points here. First of which,

1 as I mentioned, that the -- that planning and public
 2 participation can help address land use planning
 3 issues and concerns that the residents of
 4 South Seaside Park or any resident of any
 5 neighborhood within the Township that has concerns
 6 about the plans and planning process within the
 7 community. That's the inherent nature of the
 8 planning process, is encouraging and allowing the
 9 public participation. That was very clearly done in
 10 the South Seaside Park process. That is preferable,
 11 from a land use planning perspective, and again,
 12 focusing on your role as the board here, than more
 13 radical strategies to de-annex portions of any
 14 community, whether it's South Seaside Park, whether
 15 it's, you know, the senior communities in the
 16 northwestern area or any portion of any community in
 17 the state.

18 And we've talked in great extent at the last
 19 meeting with regards to the, the sort of multitude
 20 of different types of jurisdictions. The idea here,
 21 and you, as a board, are -- have been actively
 22 engaged in addressing communities' concerns
 23 involving your planning documents, in response to
 24 these communities' concerns. That is the proper
 25 place and the proper approach to address these

1 issues. And not necessarily just continually
 2 looking for opportunities for splitting communities
 3 apart. I think working together is -- I'm providing
 4 my own professional perspective on this -- working
 5 together and listening to people, I think, is the,
 6 is the more appropriate approach.

7 So, getting into the basic, returning back to
 8 the statutory criteria and the three key concerns
 9 from the standpoint of analyzing the proposed
 10 de-annexation petition. First, the idea, the first
 11 test or first part of that is to determine whether
 12 the refusal to consent to the de-annexation by the
 13 governing body is arbitrary and unreasonable. And
 14 we talked a lot about all the various benefits that
 15 the township accrued by having South Seaside Park as
 16 part of its community and we talked about the
 17 benefits that South Seaside Park had. But I think
 18 what's important is, in evaluating this first test,
 19 is that the concern about keeping South Seaside Park
 20 is, within the township, is rationale. And it's
 21 based on sound planning principles and logic. And,
 22 you know, I'm not going to reiterate everything, but
 23 we've gone through a lot of, a lot of the
 24 information.

25 we talked about the socioeconomic and

1 cultural diversity of the community and specifically
 2 as it relates to South Seaside Park in relationship
 3 to the community as a whole. First, de-annexation
 4 would separate two demographically distinct
 5 communities and reduce the township's overall
 6 diversity. We talked about the educational
 7 attainment of the residents of South Seaside Park.
 8 We talked about its housing type in terms of the
 9 relationship to the -- of the other housing types
 10 within the township and the housing diversity that
 11 results from that. We talked about the workforce
 12 participation in that the township. The residents
 13 of South Seaside Park are highly employed and to a
 14 greater rate than the township as a whole. We
 15 talked about the household income where the
 16 township -- where the household income of the
 17 residents of South Seaside Park was higher than the
 18 township as a whole.

19 And it's an established neighborhood
 20 characterized by a large seasonal population versus
 21 the mainland with a largely year-round. But, more
 22 specifically, we talked about the unique
 23 characteristics of that neighborhood as being a
 24 barrier island beach community and that,
 25 essentially, its characteristics are not replicated

1 and completely irreplaceable if, in fact, it left.
 2 We talked about just recently this during the
 3 testimony tonight, about the resiliency planning
 4 efforts of the community and the storm and flood
 5 resilience and the benefits that, in fact, would
 6 accrue to the residents of South Seaside Park by its
 7 continuing participation as a component of Berkeley
 8 Township in the various plans and planning efforts,
 9 including the GIS and the resiliency planning that
 10 the community is taking.

11 In addition to that, we previously talked
 12 about the fact that the community facilities here in
 13 Berkeley Township are out of the flood hazard areas,
 14 that the township has that resources and the
 15 capacity to sustain recovery efforts, even with
 16 significant storm events that might impact some of
 17 the coastal neighborhoods, including, including
 18 South Seaside Park.

19 We talked about the CRS system and how that
 20 benefits specifically monetarily the residents of
 21 South Seaside Park. And we talked about the half
 22 million a dollars' worth of Post Sandy Planning
 23 Assistance Grant money that the township had
 24 received because of the efforts that, and the
 25 resources and the capacity that the township had.

1 And we talked very specifically about the GIS
2 program and about the program that the township is
3 going to be able to take advantage of as part of
4 being a pilot project with the University of
5 Notre Dame. Very clear benefits to South Seaside
6 Park in terms of that.

7 And then the variety of services. We talked
8 about the variety of services that were provided
9 that the South Seaside Park residents have access
10 to, mainland parks and recreation programs. And
11 mainland residents have access to the parks and
12 activities in South Seaside Park. And, again, that
13 whole idea of geographic diversity and this being a
14 unique geographic place and unique neighborhood that
15 is not replaceable.

16 And then we talked about the planning,
17 finally talked about the planning initiatives and
18 the planning initiatives that are both comprehensive
19 in nature but also very targeted in approaches that
20 benefit all of the residents within the township,
21 including South Seaside Park. And that the township
22 has this ongoing commitment and very specifically
23 this board has had an ongoing commitment expressed
24 in its actions with regards to the commitment to
25 listen to the residents of the community.

1 So, this all relates to, the first part, is
2 this, you know, unreasonable, is this being
3 arbitrary or is there a comprehensive evaluation and
4 comprehensive reasons and rationale for the township
5 to be -- this board, specifically, that has to make
6 a recommendation to the township committee, that
7 this board would be concerned about. And I think
8 that there are very rational and compelling reasons
9 why you would not want to see this, a de-annexation,
10 for all the reasons I just stated. And I -- it's my
11 opinion that, in fact, not allowing or disallowing
12 the de-annexation would not be arbitrary or
13 unreasonable.

14 The second part of the test that we have to
15 evaluate is the refusal to consent to de-annexation
16 by the governing body is detrimental to the social
17 and economic well-being of the majority of the
18 residents on the affected land. So, this is, again,
19 focusing in on the impact on the actual residents of
20 the -- of South Seaside Park, if, in fact, they were
21 de-annexed.

22 My opinion, in fact, it is, would be, in
23 fact, detrimental to the residents. We talked about
24 the impact of the CRS rating. That the CRS rating
25 actually is better in Berkeley Township and

1 anticipated to even get better in Berkeley Township
2 in comparison to Seaside Park.

3 Diminish resiliency, and that relates to the,
4 what we were just talking about, with the community
5 facilities, the resources and capacity to respond,
6 which is all embodied in terms of the emergency
7 management personnel, the resources that the
8 township has, being a larger, more varied community.
9 And the ability to take advantage of the GIS, that
10 we talked about.

11 We did talk about the loss of senior
12 services, specifically, the complimentary beach
13 access, also affects the residents of the township
14 as a whole, which we'll get into in a moment. And
15 we talked about that in great detail at the last --
16 the earlier part of the testimony.

17 Even though I emphasized significantly that
18 the loss of South Seaside Park actually is an
19 irreplaceable component of the community's
20 geographic neighborhood diversity, Seaside Park
21 benefits also -- residents -- also benefit from that
22 diversity. And there's, I think it would be a
23 material loss to be able -- to not be part of that
24 diverse neighborhood or diverse collection of
25 neighborhoods that Berkeley Township represents.

1 And I think that sensitivity that you have to that
2 kind of diversity of interests and concerns is
3 something that has benefited South Seaside Park,
4 very specifically benefited South Seaside Park.

5 And that, in turn, kind of gets me to the
6 next point, being the loss of comprehensive planning
7 services. The reason, you know, I don't want to say
8 it's us but the township, having the resources to
9 have a department of planning and to have -- to be
10 able to apply those resources and to do a variety of
11 different planning projects. And think about all
12 the things that you've been doing over the last, you
13 know, decade or so and then certainly doing since
14 we've been here in terms of your -- being your
15 planning consultant, it really boggles the mind. I
16 mean, it is something that you should applaud
17 yourselves and the township should applaud itself
18 for doing.

19 You know, between your TDR program, your
20 comprehensive, series of comprehensive plans and
21 reexaminations, your very targeted specific plans to
22 all the neighborhoods and the redevelopment planning
23 efforts that you've taken. The environment, the
24 efforts and initiatives to protect important
25 environmental resources. The obtaining state

1 planning endorsement after a fairly extensive
2 discussion and dialogue with various state agencies.
3 All those things, all those efforts that have taken
4 place, have taken place because you had the
5 resources. And in fact, the loss of those resources
6 is, I think, something that, in fact, would be in
7 the long term detrimental to the residents of
8 South Seaside Park.

9 Then the final test, the final analysis,
10 level of analysis of that three-part analysis, is
11 that de-annexation would not cause significant
12 injury to the well-being of the municipality in
13 which the land is located. And, in fact, it's our
14 opinion that there would be very specific injury to
15 Berkeley Township.

16 As I mentioned, the South Seaside Park
17 neighborhood is an integral or an irreplaceable,
18 excuse me, an integral component of the diverse
19 mosaic of your community, including the collection
20 of neighborhoods that define your community
21 character. It is irreplaceable. You're not going
22 to be replacing another -- you're not going to be
23 able to recreate another place like South Seaside
24 Park within your community. And it's, in that
25 regard, it's also, as we talked about, a loss of

1 prestige and --

2 (Off the record.)

3 MR. SLACHETKA: So, again, we talked
4 about that, in effect, would be a loss of prestige.
5 And, actually, that was supported in a great extent
6 by the lay testimony that, in fact, we heard from
7 the, you know, from the members of the community
8 itself in terms of its unique aspect, you know, of
9 South Seaside Park. And we talked again about the
10 cultural and demographic changes. We would be
11 losing a neighborhood that's better educated, better
12 compensated and more likely to be employed, than the
13 remaining portion of the township.

14 And there's been a lot of discussion
15 about White Sands Beach, in particular, and the
16 resource that it would be. And I know there's some
17 question as to whether, during de-annexation, it
18 would go to the -- go along with the South Seaside
19 Park neighborhood or be retained within Berkeley
20 Township. But I think what's important to
21 understand is that the cultural resources and the
22 resource that the South Seaside Park neighborhood
23 represents, it's more than just the White Sands
24 Beach. It's, we talked a lot about and we heard a
25 lot about testimony from the lay -- lay testimony

1 that we heard earlier, about the shore, the culture
2 of the shore, and why the residents of South Seaside
3 Park were, in fact, attracted to this location and
4 this neighborhood.

5 There's different type of housing at
6 this location. It's seasonal. We did talk a little
7 bit about the cost of the senior badges, in fact.
8 If, in fact, the White Sands Beach is no longer part
9 of Berkeley Township, there would be a specific
10 economic impact to the senior community within the
11 township. And, frankly, you know, we saw what
12 happened over the Fourth of July weekend when Island
13 Beach State Park closed down. Even though, you
14 know, we heard a lot of testimony saying that, well,
15 it's not so bad, if you lost White Sands Beach, you
16 still retain Island Beach State Park. It is a state
17 park. And it is, you know, controlled by the state.
18 And the township does not control its use. It
19 doesn't control its fees. It doesn't control its --
20 when it's open and when it's not open. There'd be
21 other times, hopefully not, in the future, that that
22 resource would not be available to us for a
23 short-term or long-term.

24 And in talking about the GIS project,
25 we could have, in fact, not gotten the Notre Dame

1 GIS project if we did not have a barrier island
2 component. A barrier island component with a
3 neighborhood in it and that was impacted
4 specifically by Superstorm Sandy. It's unfortunate
5 that the neighborhood was. But it also gave us the
6 opportunity and gave South Seaside Park the
7 opportunity to participate in and take advantage of
8 an important technical resource to help plan for and
9 to respond to these types of storms in the future.
10 And having both the GIS, which, again, in turn, was
11 because of the fact that we had the resources and we
12 did it -- we had all these other projects that we
13 undertook as part of the DCA Post Sandy Planning
14 Assistance Grant Program. But we had the -- because
15 of that, we had the GIS. And it was funded by the
16 state. And the state saw us as having, because we
17 had the GIS and we were on the Atlantic shoreline in
18 Ocean County and had both bayfront and oceanfront
19 barrier island components that were impacted and
20 affected by Superstorm Sandy, it put us in line for
21 the Notre Dame pilot. And that would have been, you
22 know, I think, in the long term, having that would
23 be -- is a huge benefit. And it would have been
24 unfortunate, in fact, if we did not have it.
25 Give me one second here. Just

1 turning a couple pages. So, to paraphrase
2 Dean Hughes from the Bloustein School, who heads the
3 planning, who's the Head of the Department of
4 Planning at the Bloustein School. So, that moment
5 that you have been longing for. In conclusion,
6 that -- he uses that line all the time, you know, it
7 never ceases to get a laugh.

8 I want to start the conclusion by
9 stating that, in my opinion, that there is -- that
10 there's a -- there is a reason why the statute that
11 governs the de-annexation process requires that the
12 issue come before the planning board for your
13 consideration and review prior to going before the
14 governing body. Simply, if this was a numbers game
15 and we were looking at the financial impacts and we
16 were, you know, calculating the, you know, the
17 fiscal impacts of de-annexation, you all -- all you
18 would need to have done is to have given it to a
19 couple of accountants and maybe tax assessors and
20 other financial experts. And they would have
21 prepared a report and sent that report over to the
22 governing body. But there is a specific reason, in
23 my opinion, that you're involved. Because you're
24 involved because, as the board that is responsible
25 for the planning of the community, that you can

1 understand these concepts and review them and review
2 the impact of de-annexation in a broader planning
3 context. And I think that's important. And I think
4 you have -- your important role, and why the
5 planning issues are important, is exactly because of
6 that. It goes beyond just, you know, straight
7 numbers or a dry fiscal analysis.

8 And I think that the long-term
9 comprehensive planning process that you have engaged
10 in, has benefited the residents of South Seaside
11 Park. And by benefiting the residents of
12 South Seaside Park, benefited your community as a
13 whole. And, in turn, the work that you've done in
14 other areas of the community, in terms of planning
15 and undertaking, you know, comprehensive planning
16 efforts, including your resiliency planning, in
17 turn, has benefited the residents in South Seaside
18 Park. Because you are part of the same community.
19 You have worked together. You have in many cases
20 listened to each other. And that is really the
21 correct venue and approach for addressing these
22 issues and concerns.

23 When we start to fragment each other,
24 we fragment our communities, and we stop listening
25 to each other in that regard and stop looking at

1 things in a comprehensive way is when, I think,
2 ultimately, in the long-term, we start to get into
3 trouble.

4 You do not need to have leaders at
5 the national level come down and say, hey, this is
6 what you need to do or leaders at the state, what
7 you need to do -- this is what you need to do. Your
8 decision-making process and your decision making
9 power and your recommendations on this are rooted in
10 the fact that you are the, essentially, the
11 representatives of the community. And you also are
12 those people who are probably most concerned about
13 the nature and the -- nature of your planning
14 processes and the benefits that those planning
15 processes accrued to your various residents in this
16 town. So, it's very appropriate that you are
17 reviewing the de-annexation question and making your
18 recommendations to the governing body.

19 So, let me just read very briefly
20 the, from the conclusion, which I think really kind
21 of encapsulates all the things that we've talked
22 about to this point. And then, you know, I will
23 have completed my testimony. No applause, please.

24 The proposed de-annexation would have
25 a detrimental social and economic impact on the

1 Township. Actually, let me start a little bit
2 further. The de-annexation of South Seaside Park
3 from Berkeley Township would have numerous
4 consequences for the township. Indeed,
5 de-annexation would not only result in the loss of
6 an established neighborhood, but also a highly
7 educated, prosperous and productive part of the
8 township's population, as well as increased
9 residential vacancy and reduced diversity in the
10 township's population and housing stock. Likewise,
11 the departure from Berkeley Township would have
12 numerous consequences for South Seaside Park
13 residents.

14 The proposed de-annexation would have
15 a detrimental social and economic impact upon the
16 township.

17 The proposed de-annexation would
18 deprive Berkeley Township of its prestigious
19 oceanfront neighborhood, which is historically
20 linked to the township's development as a coastal
21 community.

22 South Seaside Park contains a
23 significant portion of the township's seasonal and
24 year-round housing diversity relative to its size,
25 and the demographics of neighborhood residents

1 suggest that South Seaside Park is more affluent
2 than the township as a whole. The dwellings, and
3 their residents, contribute significantly to the
4 diversity and the income mix of the township.

5 The loss of White Sands Beach would
6 result in increased costs for ocean access for
7 township residents. Seniors would lose their
8 complimentary access privileges.

9 The proposed de-annexation would have
10 detrimental social and economic impacts upon the
11 neighborhood of South Seaside Park.

12 Berkeley Township's efforts to
13 promote storm resiliency and its participation in
14 the Community Rating System (CRS) entitle all
15 property owners to a 20 percent discount on their
16 flood insurance. Currently, Seaside Park Borough
17 property owners receive -- only receive a 15 percent
18 discount.

19 Property owners in South Seaside Park
20 would not only be protected by Berkeley Township and
21 its enhanced GIS program -- did I lose my last page
22 here? I think I lost my last page. Thank you.

23 So, the property owners in
24 South Seaside Park would not be protected by the
25 Berkeley Township Enhanced Geographic Information

1 Systems Program, designed to promote long-term storm
2 resiliency planning, as well as emergency
3 operations.

4 Seniors in South Seaside Park would
5 lose their complimentary access as well to the
6 White Sands Beach, in addition to the loss of
7 discounted or complimentary recreational amenities
8 on the mainland.

9 The location of Berkeley Township's
10 critical facilities on the mainland are protected
11 from flooding and hurricane storm surge projections,
12 ensuring continuity of services following extreme
13 weather.

14 And based on the above, that it's our
15 opinion that, and we conclude that de-annexation
16 would have a detrimental impact to both Berkeley
17 Township and the neighborhood of South Seaside Park.

18 And that's my testimony. Thank you
19 very much for your -- thank you very much for your
20 patience and indulgence. And I'm sure you're tired
21 of listening.

22 MR. WINWARD: We thank you so much,
23 Stan, for your testimony.

24 At this time, because he concluded
25 and took the meeting, we'll save any

1 cross-examination for the following meeting. So, at
2 this time, I need a -- there's nothing else on the
3 agenda, so I need a motion for adjournment.

4 MR. CALLAHAN: So moved.

5 MR. WINWARD: All in favor, say aye.

6 ALL: Aye.

7 (Meeting adjourned.)
8

1
2 C E R T I F I C A T E
3

4 I, LINDA SULLIVAN-HILL, a Notary
5 Public and Certified Court Reporter of the State of
6 New Jersey, do hereby certify that the foregoing is
7 a true and accurate transcript of the proceedings as
8 taken stenographically by and before me at the time,
9 place and on the date hereinbefore set forth.

10
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12
13 Notary Public of the State of New Jersey
14 My Commission expires January 26, 2021

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16 Dated: August 21, 2017
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