



State of New Jersey

Department of State
New Jersey State Planning Commission
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Trenton, New Jersey 08625-0820

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CHAIRMAN

WALTER C. LANE
Executive Director/Secretary

Resolution No. 2026-08
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Date: October 7, 2026
Patron: Ed McKenna

RESOLUTION

APPROVAL OF THE RELEASE OF THE DRAFT STATE PLAN POLICY MAP / HIGHLANDS REGION LAND USE CAPABILITY ZONE MATRIX FOR PUBLIC COMMENT

WHEREAS, the State Planning Commission (Commission) is empowered, pursuant to the State Planning Act at N.J.S.A. 52:18A-199, to adopt a State Development and Redevelopment Plan (State Plan); and

WHEREAS, the Commission is also empowered, pursuant to the State Planning Act at N.J.S.A. 52:18A-203, to adopt rules and regulations to carry out and implement its statutory responsibilities and purposes; and

WHEREAS, the State Plan, in accordance with the State Planning Rules at N.J.A.C. 15:30-8.1, includes the State Plan Policy Map, which is a geographic application of the goals, strategies, and policies of the State Plan; and

WHEREAS, a Planning Area is a portion of the state which reflects distinct geographic and economic conditions that have been identified by the Commission, and Planning Areas represent the physical locations where policies of the State Plan should be applied; and

WHEREAS, the State Plan Policy Map is applicable to all portions of the state in which the Commission has full or shared mapping jurisdiction, including the Highlands Region; and

WHEREAS, the Highlands Water Protection and Planning Council (Highlands Council) was established by the Highlands Water Protection and Planning Act at N.J.S.A. 13:20-1 to -35; and

WHEREAS, the Highlands Council, in accordance with the Highlands Water Protection and Planning Act, has promulgated official mapping of the Highlands Region in the form of Land Use Capability Zones; and

WHEREAS, the State Planning Act, at N.J.S.A. 52:18A-206, states that the State Planning Act shall not be construed to affect the plans and regulations of the Highlands Council pursuant to the Highlands Water Protection and Planning Act; and

WHEREAS, on June 3, 2020, the Commission and the Highlands Council executed a Memorandum of Understanding which memorialized how both entities shall coordinate in pursuit of shared planning objectives; and

WHEREAS, the Highlands Council and Commission have determined that there exists a need to clarify which of the Planning Areas of the State Plan Policy Map are most closely equivalent to the Highlands Council's Land Use Capability Zones within the Highlands Region, for various planning, administrative, and informational purposes; and

WHEREAS, in furtherance of the State Planning Act at N.J.S.A. 52:18A-203 and the June 3, 2020 Memorandum of Understanding, Office of Planning Advocacy staff have collaborated with Highlands Council staff to create a draft matrix which displays approximate equivalencies between the State Plan Policy Map Planning Areas and the Highlands Region Land Use Capability Zones; and

WHEREAS, the Commission desires to solicit public feedback on this draft document to ensure optimal coordination between the Commission and the Highlands Council.

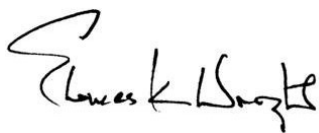
NOW THEREFORE BE IT RESOLVED, that the Commission hereby authorizes the release of the draft State Plan Policy Map/Highlands Region Land Use Capability Zone Matrix for public comment, commencing immediately; and

BE IT FURTHER RESOLVED, that the Commission will accept comments for a period of forty-five (45) business days, concluding on December 15, 2026; and

BE IT FURTHER RESOLVED, that Comments can be sent directly to the State Planning Commission via e-mail to ospmail@sos.nj.gov or mailed to State Planning Commission, c/o Walter C. Lane, Department of State, P.O. Box 820, Trenton, NJ 08625-0820.

BE IT FURTHER RESOLVED, that the members of the Commission and the Executive Director and staff of the Office for Planning Advocacy are hereby authorized and directed to execute any documents and to take such other actions as may be necessary or appropriate for the implementation of this Resolution.

I hereby certify that this resolution was
duly adopted by the State Planning Commission
at its meeting on October 7, 2026

A handwritten signature in black ink, appearing to read "Thomas K. Wright". The signature is stylized with a large, sweeping initial "T" and "W".

Thomas K. Wright, Chairman State Planning Commission
Date: October 7, 2026