

RESOLUTION 2025-01

July 15, 2025

WHEREAS, the New Jersey State Planning Act (NJ Stat § 52:18A-196) calls for the periodic revision and readopting of the State Development and Redevelopment Plan (SDRP); and

WHEREAS, the SDRP shall provide a coordinated, integrated, and comprehensive plan for the growth, development, renewal, and conservation of the State and its regions, and shall identify areas for growth, agriculture, open space conservation, and other appropriate designations; and

WHEREAS, the New Jersey State Planning Commission (SPC), in accordance with the New Jersey State Planning Rules (N.J.A.C. 15:30-2.1), approved the release of the Preliminary SDRP on December 4, 2024; and

WHEREAS, the formal release of the Preliminary SDRP on December 6, 2024 commenced Cross Acceptance, an inter-jurisdictional process of soliciting and incorporating input into a Draft Final SDRP; and

WHEREAS, the County of Bergen, in accordance with (N.J.A.C. 15:30-3.2), submitted a Waiver of Participation to the New Jersey Office of Planning Advocacy (OPA) on May 1, 2024; and

WHEREAS, the New Jersey State Planning Commission appointed Heyer, Gruel and Associates to serve as the negotiating entity for Bergen County in the State Development and Redevelopment Plan Cross-Acceptance Process, thereby authorizing Heyer, Gruel and Associates to participate in Cross Acceptance as the designated Negotiating Entity for the County of Bergen and its municipalities; and

WHEREAS, Bergen County's Work Program, which articulated the responsibilities of the Negotiating Entity throughout Cross Acceptance, was approved by OPA on February 28, 2025; and

WHEREAS, in said Work Program, Heyer, Gruel and Associates agreed to submit comment to the SPC on the findings, recommendations, objections, and other information as set forth in the Cross Acceptance Response Template (CART); and

WHEREAS, Heyer, Gruel and Associates, in its role as Negotiating Entity for the County of Bergen, has prepared a Cross Acceptance Response summarizing the comments on the Preliminary SDRP of the County of Bergen and of the following municipalities:

- Borough of Allendale
- Borough of Alpine
- Borough of Closter
- Borough of Franklin Lakes
- Borough of Glen Rock
- Borough of Hasbrouck Heights
- Borough of Ho-Ho-Kus
- Borough of Little Ferry
- Borough of Lodi
- Borough of Midland Park
- Borough of Montvale

Borough of Old Tappan
Borough of Paramus
Borough of Ramsey
Village of Ridgefield Park
Borough of River Edge
Township of Rochelle Park
Borough of Rutherford
Borough of Saddle River
Borough of Tenafly
Borough of Teterboro
Borough of Upper Saddle River
Borough of Waldwick
Borough of Wallington
Borough of Westwood

NOW THEREFORE, BE IT RESOLVED that Heyer, Gruel and Associates, serving as the negotiating entity for Bergen County in the State Development and Redevelopment Plan Cross-Acceptance Process, hereby authorizes the transmittal of the Bergen County Cross Acceptance Response to the State Planning Commission in furtherance of its continued participation in the Cross Acceptance process toward the adoption of a new State Development and Redevelopment Plan.

A handwritten signature in dark ink, appearing to read "Michael Davis", is written over a horizontal line.

Michael Davis, PP, AICP

July 15, 2025

BERGEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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Introduction

This Bergen County Cross Acceptance Response Template (CART) is the culmination of work in support of the New Jersey State Development and Redevelopment Plan (State Plan) Cross Acceptance Process. This report was developed by Heyer, Gruel & Associates serving as the Negotiating Entity for the County of Bergen, as appointed by the State Planning Commission via Resolution 2025-05.

This Bergen County CART summarizes municipal input from meetings, plan consistency review, and survey responses from April through June 2025, including agreements and disagreements with the State Plan, concerns with mapping protocols, if noted, and description of how State Plan maps fit with municipal Development Plans. If a municipality did not complete a CART, they are assumed to be in compliance with the State Plan (see General Consistency with State Plan).

Process Summary

All 70 municipalities within Bergen County, along with representative consultants, and Bergen County officials, were invited to participate in the Cross Acceptance Process, with the following opportunities for participation.

1. Meetings

- HGA offered virtual Cross Acceptance Kick-Off meetings on August 6, 2024, August 14, 2024, and August 21, 2024.
- The Bergen County Cross Acceptance Public Meeting, hosted by the Office of Planning Advocacy, New Jersey Business Action Center, occurred in person on April 1, 2025.
- Individual Meetings as requested by municipalities.
- The transmission of the final County Response was authorized via Resolution 2025-01 on July 15, 2025.

2. CART Survey

- The consultant team converted Appendix A.2 from the Preliminary State Plan into an online survey, hosted by Survey123, and a Microsoft Word document.
- A how-to guide was included for survey respondents, based on Appendix A.2 instruction.

3. State Plan Policy Map Mapping Feedback Survey

- The State Plan Policy Map was used as a basis to solicit mapping feedback via an online survey, hosted by Survey123.

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Key Takeaways from the Cross Acceptance Process in Bergen County

Overview

- A total of 25 out of 70 municipalities submitted a CART.
- A total of out of 70 municipalities submitted mapping feedback.
- Bergen County contains two municipalities which have land within the Highlands Planning Area and ten municipalities located within the Hackensack Meadowlands Planning Area, which are not regulated by the State Plan.

Areas of Alignment with the State Plan

Municipalities are generally aligned with the State Plan goals.

Areas of Disagreement with the State Plan

- At least three municipalities (River Edge, Franklin Lakes, Westwood) were in disagreement with existing State Planning Area designations on the State Plan Policy Map, however, additional mapping feedback is anticipated to be solicited in 2026.
- Responses received expressed that Municipal Parks, Recreation and Open Space should be mapped on the State Plan Policy Map
- “One size fits all” approach is not beneficial for municipalities (accessory apartments, parking reductions, home based businesses, dormitory style apartments)
- Increased coordination with State and Regional agencies (streamlining permitting and more communication)
- More realistic affordable housing regulations that recognize sound planning, existing infrastructure, and balancing environmental concerns
- Environmentally sensitive areas should be protected, but site-specific features should warrant flexibility in certain situations
- To effectively reduce GHGs in the New York/New Jersey MSA, a densely populated region intricately connected through a network of highly trafficked transportation, energy, information, and economic corridors, the region needs substantial intrastate and interstate coordination and investment

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Municipal Mapping Feedback and CARTs included in Bergen County

Bergen County	4
Borough of Allendale	11
Borough of Alpine	15
Borough of Closter	18
Borough of Franklin Lakes	22
Borough of Glen Rock	27
Borough of Hasbrouck Heights	31
Borough of Ho-Ho-Kus	35
Borough of Little Ferry	39
Borough of Lodi	43
Borough of Midland Park	46
Borough of Montvale.....	49
Borough of Old Tappan	50
Borough of Paramus	54
Borough of Ramsey	57
Village of Ridgefield Park	60
Borough of River Edge	63
Township of Rochelle Park	68
Borough of Rutherford.....	72
Borough of Saddle River	76
Borough of Tenafly	80
Borough of Teterboro	83
Borough of Upper Saddle River.....	87
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Bergen County Cross-Acceptance Response Template

Respondent Identification

Your Municipality: Bergen County

Your Name and Title: Joseph Baladi, Division Head – Planning

Your Email: jbaladi@bergenNJ.gov

Section 1: Consistency with the Preliminary State Plan

Indicate which documents the municipality or county has and the dates of adoption:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered | 4/4/2023 |
| <input type="checkbox"/> Master Plan Reexamination Report(s) | |
| <input checked="" type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32 | 2/21/2018 |
| <input checked="" type="checkbox"/> Land use map | Countywide Land Use Map included in Master Plan |
| <input type="checkbox"/> Zoning Ordinance and other land development standards | |
| <input type="checkbox"/> Zoning map and schedule | |
| <input type="checkbox"/> Redevelopment Plans | |
| <input type="checkbox"/> Approved Housing Element and Fair Share Plans | |
| <input type="checkbox"/> Natural Resource Inventory | N/A, but resources discussed (and some mapped, where appropriate) in Master Plan Environmental Element |
| <input checked="" type="checkbox"/> Recreation and Open Space Inventory (ROSI) | July 19, 2023 |
| <input type="checkbox"/> Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL) | |
| <input type="checkbox"/> Resource protection ordinances | |
| <input checked="" type="checkbox"/> Farmland Preservation/Agricultural Retention Plan | 6/1/2014 |
| <input checked="" type="checkbox"/> Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan) | BC Wastewater Management Plan Approved: July 2023 |

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Amended BC Site
Plan/Subdivision Review
Resolution Approved: July 12,
2021

Review the ten goals in The Preliminary State Plan and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.

These are best practices in the field and are included throughout the Bergen County Master Plan.

If inconsistent, how will the municipality or county become more aligned with the State goals and how will this be achieved? What is the predicted timeframe for greater consistency?

N/A

How well do the designated State Planning Areas suit the current and future development of your municipality and/or county?

Bergen County is primarily Planning Area 1 (Metropolitan Planning Area), which is appropriate in a developed landscape like Bergen, with older commercial centers that are prime for redevelopment in many cases. At issue here pertaining to the State Plan is that the State Plan Policy Map discusses Centers/Nodes within Planning Areas. What is the benefit for a municipality to designate Centers, Cores, and Nodes in PA-1? PA-1 should be prioritized for growth and redevelopment by its very nature as a built-out landscape and economy – equal to “centers” within less intensely developed Planning Areas (in other words, where so-called “centers” have a clear delineation apart from their “environs” – not the case in PA1 landscapes). These designations have limited to no significance in already-developed landscapes with no discernable “hinterland” or environs surrounding it – such as ours. This has created some issues in certain associated situations, including the Project Prioritization and scoring for transportation projects at the NJTPA, where they use Designated Centers as a prioritization tool, but do not consider PA-1 relative to projects that are serving redevelopment areas. This seems counter to the whole concept of the PA-1 Metropolitan Planning Area as a “growth area” where infrastructure investments and improvements should be prioritized, rather than those opening up virgin land to development intensity. This is clearly stated in the intent and guiding criteria for PA-1:

(Quoted from State Plan):

METROPOLITAN PLANNING AREA (PA1)

Intent

The State Plan’s intent for the Metropolitan Planning Area is to:

- provide for much of the state’s future growth in compact development and redevelopment;

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- revitalize cities, towns and neighborhoods, and in particular overburdened neighborhoods;
- address existing legacy issues such as air pollution, urban heat islands, lead contamination, brownfields, urban highways, and combined sewer systems;
- prevent displacement and gentrification;
- promote growth that occurs in Centers, other appropriate areas that are pedestrian friendly, and in compact transit-oriented forms;
- rebalance urbanization with natural systems;
- promote increased biodiversity and habitat restoration;
- stabilize and enhance older inner ring suburbs;
- redesign and revitalize auto oriented areas;
- protect and enhance the character of existing stable communities.

Guiding Criteria

The following criteria are intended as a general guide for delineating locations as a Metropolitan Planning Area. Local conditions may require flexible application of these criteria to achieve the Policy Objectives of this Planning Area:

1. Density of more than 1,000 people per square mile.
2. Existing public water and sewer systems, or physical accessibility to those systems, and access to public transit system.
3. Land area greater than one (1) square mile.
4. A population of not less than 25,000 people.

By order of comparison, Centers are central places of activity within Planning Areas where growth should either be focused or contained as well as delineating the scale, location, and design of livable communities and natural landscapes. Centers are central places of activity within planning areas where growth should either be concentrated or contained, subject to the unique characteristics and growth opportunities of each Center and the characteristics of the surrounding Planning Area(s) in which it is located. Centers are delineated by Center Boundaries and provide services for the Center itself and its Environs. Environs are the areas outside the Center Boundary.

This dynamic (especially regarding the lack of “environs” in PA-1) is further underscored by the State Plan’s discussion of Environs: “In Fringe, Rural, and Environmentally Sensitive Planning Areas, the Environs are predominantly forested, agricultural, or other undeveloped land. While in other parts of New Jersey, the Environs may contain limited development. If the Environs are already urbanized or partly urbanized, they should be treated as a possible future extension of the Center, to the extent that it is possible to redesign them.” (p. 81 of 167)

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Section 2: Agreements and Disagreements with the Preliminary State Plan

Provide a detailed discussion of any issues or recommendations to The Preliminary State Plan in order to better meet local needs.

Deferring to our municipalities, given local knowledge and individual needs/challenges.

Provide a detailed explanation of how municipal and county plans will be modified in order to create a greater degree of consistency.

County Master Plan is generally consistent with the goals of the State Plan.

Provide comments and recommendations regarding State Agency implementation of the State Plan including any applicable agency or program, as well as, make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.

In the past, the Cross-Acceptance process has done little to demonstrate that coordination between the many state agencies is occurring, with too many issues conflicting, unresolved, or unanswered. Here, given the scope and breadth of the State Plan, it would be valuable for these agencies to, themselves, “Cross-Accept” the State Plan based upon their policies, plans, rules, and regulations – as many of the issues that arise during Cross-Acceptance cross the lines of individual agency roles and jurisdictions, and more should be done to ensure that the necessary interagency coordination is achieved. The State Planning Commission, with its representatives from each of the operating agencies, may wish to meet together on a more regular basis with the counties and municipalities to discuss issues and concerns facing the respective counties and regions – especially where multiple state agencies are involved in overarching issues (e.g., infrastructure, housing, climate change and environmental issues, permitting, investment/prioritization, etc.).

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Identify areas to be protected and areas where sprawl (low density auto-dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.

From a regional perspective, these are preserved through either existing PA-5, Park, or CES designation. In our densely developed landscape, PA-5 Corridors typically correspond to steep slope/mountainous areas and C-1 waterways. Pertaining to CES, in highly developed and dense landscapes such as ours, the mapping of CES takes on an added importance by assuring highly treasured, undeveloped land is protected from further dense development. Fast-Track Permitting further emphasizes the importance of preserving these sites in PA-1 growth areas. Many of these sites comprise key groundwater recharge areas and wellhead protection areas, or contain surface water bodies feeding into potable water supply. Other prized environmental resources in our communities are included in the mapped CES (including wetlands, preserved lands, stream corridors, and the like). In these cases, the local communities will know best whether these have been mapped properly on the State Plan map (this was a big component of the Map Amendments during the prior round of Cross-Acceptance). Please defer to the municipalities for this level of detail. Overall, these CES should remain a critical element of the State Plan Policy Map.

Specific Topical Areas of Concern regarding Protected Resources:

- C1 Waters (and their Associated Buffers and Watersheds). Water quality is an ongoing issue of concern, giving the importance potable water plays in the health and viability of the region, and the environmental concerns associated with it. A number of questions were left hanging after the last round of Cross-Acceptance was dropped (with no adopted State Plan). Among them: How will the C1 water bodies and their associated buffers be illustrated on the State Plan Policy Map? Will the mapping be performed by the Department of Environmental Protection, or is each municipality responsible for insuring that buffers are mapped appropriately? Should we assume that an area mapped as C1 waters and their associated buffers is a critical environmental feature, to be designated as either CES or PA-5 depending upon its size and geometry? Further, is it appropriate that the Planning Area designation for sewered and developed areas upstream in the C1 watershed be PA-1? Do we wish to encourage further development – dense development as implied by the PA-1 designation as a “growth area” – in an area feeding the potable water supply and groundwater recharge?

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- Designated Sewer Service Areas (including areas without Sewers in PA-1). Similarly, sewer service areas present a challenge in definition and designation, leading to a number of questions to consider: Is it appropriate that areas without sewers be mapped as PA-1? While many of these areas received this designation decades ago (during the first round of the State Plan), there is no intention, nor the financial wherewithal in most cases, to develop this infrastructure. Should these areas remain in a PA-1 designation – which implies that additional growth at higher densities should be encouraged – without the necessary infrastructure to support such development?
- Climate Action and Climate Change Implications. As indicated in the recent Priority Climate Action Plan, as issued forth by the Metropolitan Planning Organizations (including NYMTC and the NJTPA), climate change has emerged as the defining challenge of the 21st century. In the global economic and cultural center that is the New York-Newark-Jersey City Metropolitan Statistical Area (NY-NJ MSA), state and local policymakers, planners, and program managers have prioritized reducing greenhouse gas (GHG) emissions for decades. The region has been a leader in climate action planning and environmental justice through the creation of ambitious plans, targets, and actions to collectively work towards a carbon-neutral future. But with the climate crisis growing more urgent, there is still considerable work to be done. To effectively reduce GHGs in the New York/New Jersey MSA, a densely populated region intricately connected through a network of highly trafficked transportation, energy, information, and economic corridors, the region needs substantial intrastate and interstate coordination and investment.
- Municipal Parks, Recreation, and Open Space. Bergen County submitted a series of map amendments during the 2004-2005 Cross-Acceptance Process that reflected the desire of municipalities (especially in such a densely developed PA-1 landscape as Bergen County) to have their municipal parks, recreation sites, open space, and green corridors mapped as parkland on the State Plan map. These are permanently preserved municipal resources, with their preservation as open space ensured by way of deed restriction or municipal ordinance. As such, these sites deserve the same protections and mapping as County and State Open Space Facilities.

Does the municipality and/or county have the following?

Open Space Plan, Open Space Tax

Is the municipality a member of Sustainable Jersey?

N/A

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If you answered 'No' to the above question, what are reasons for not participating in Sustainable Jersey? Does the municipality have other environmental groups, such as an Environmental Commission or Green Team?

Please indicate your community's three most important local and regional land use planning goals and priorities:

- 1) Quality of Life for our residents and businesses
- 2) Transportation/infrastructure investment
- 3) Retention of educated workforce, good business climate, and job opportunities as a key economic development tool.

Additional Comments:

Coordination with other Regional Agencies. Communication and coordination with other regional agencies (not just the State Agencies, as discussed earlier) is critical for overarching planning issues, trends, and priorities, including the Priority Climate Action Plan mentioned above relative to NYMTC and the regional MPOs. Such coordination is especially critical with Climate Change as a new priority goal for the State Plan.

If there is other supporting documentation that you would like to supply to answer one of the survey questions above, please upload here.

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Borough of Allendale Cross-Acceptance Response Template

Respondent Identification

Your Municipality: Allendale

Your Name and Title: Edward Snieckus, Jr, PP, LLA, ASLA- Borough Planner

Your Email: es@burgis.com

Section 1: Consistency with the Preliminary State Plan

Indicate which documents the municipality or county has and the dates of adoption:

- | | |
|--|------|
| <input checked="" type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered | 1988 |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s) | 2017 |
| <input checked="" type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32 | NA |
| <input checked="" type="checkbox"/> Land use map | 2017 |
| <input checked="" type="checkbox"/> Zoning Ordinance and other land development standards | 2024 |
| <input checked="" type="checkbox"/> Zoning map and schedule | 2014 |
| <input checked="" type="checkbox"/> Redevelopment Plans | NA |
| <input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans | 2018 |
| <input checked="" type="checkbox"/> Natural Resource Inventory | NA |
| <input checked="" type="checkbox"/> Recreation and Open Space Inventory (ROSI) | NA |
| <input type="checkbox"/> Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL) | |
| <input checked="" type="checkbox"/> Resource protection ordinances | |
| <input checked="" type="checkbox"/> Farmland Preservation/Agricultural Retention Plan | NA |
| <input checked="" type="checkbox"/> Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan) | NA |

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Review the ten goals in The Preliminary State Plan and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.

The Borough's master plan is generally supportive of the ten goals in the Preliminary State Plan. Specifically, the Borough planning has incorporated goals regarding the promotion of economic growth in its downtown, adopted a HE&FSP to address its affordable housing obligation, preserved properties for open space, promoted investment in various infrastructure improvements throughout the municipality, has prepared and will be ongoing updates to the master plan, all in an effort to ensure a sound and integrated planning approach to the Borough's efforts to guide responsible development.

If inconsistent, how will the municipality or county become more aligned with the State goals and how will this be achieved? What is the predicted timeframe for greater consistency?

The Borough has in the past incorporated a review and consideration of the State Planning goals in prior plans and will be taking into consideration the revised State's planning goals.

How well do the designated State Planning Areas suit the current and future development of your municipality and/or county?

The designated State Planning Area designations for the Borough of Allendale are largely consistent with the current and future development patterns of the Borough. Although the planning areas do not reflect consideration of the restrictions of the inland flood protection rules or other environmental regulations and the extent by which the Borough is impacted by these hazards. This is likely due to the state's macro level scale although this should be specifically recognized in the criteria or description of the specific planning areas that the intentions of the planning area is subject to the specific environmental restrictions or laws impacting a locality

Section 2: Agreements and Disagreements with the Preliminary State Plan

Provide a detailed discussion of any issues or recommendations to The Preliminary State Plan in order to better meet local needs.

The State Plan includes goals to protect environmentally sensitive areas. These broad statements regarding encouraging development and redevelopment in the various planning areas, should include a specific statement that these goals have broad intentions for the areas designated and that they are subject to the specific environmental limitations of stream, riparian, wetland and floodplain limitations as well as important groundwater recharge areas for the continued recharge of aquifers. In addition, the development statements of the state plan should include text that make specific reference to the need to balance statewide objectives with local municipalities master plan goals and objectives.

While the State Plan promotion of mass transit opportunities statewide is generally appropriate, a "one size fits all" approach by the plan or the legislature enacting regulations not

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requiring any parking on site, should be based upon specific local statistical information.

Provide a detailed explanation of how municipal and county plans will be modified in order to create a greater degree of consistency.

The process of periodic review and update, as spelled out in the MLUL should address this issue.

Provide comments and recommendations regarding State Agency implementation of the State Plan including any applicable agency or program, as well as, make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.

Streamlining the NJDEP minor application process, as well as providing more realistic affordable housing regulations that recognize sound planning needs balanced preserving non-residential ratables enabling municipalities to balance costs of services, is recommended.

Identify areas to be protected and areas where sprawl (low density auto-dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.

Areas in proximity to streams and watercourses in the Borough are subject to increased flooding impacts. Development in and adjacent to these areas should be minimized due to the changes in the climate of the state. Specific infrastructure improvements that are impacted by these changes should be targeted and funded to ensure their continued function and protection.

Does the municipality and/or county have the following?

Open Space Plan, Open Space Tax

Is the municipality a member of Sustainable Jersey?

Yes

If you answered 'No' to the above question, what are reasons for not participating in Sustainable

Jersey? Does the municipality have other environmental groups, such as an Environmental Commission or Green Team?

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Please indicate your community's three most important local and regional land use planning goals and priorities:

To maintain and enhance the viability of the central business district

To preserve and enhance the suburban character of the existing one- and two-family residential neighborhoods.

To minimize the environmental impact resulting from development, particularly in areas of wetlands and flood hazard areas by recognizing in the plan and in the zoning regulations the locations of such areas and the applicable State or Federal regulations pertaining to development in such areas.

Additional Comments:

If there is other supporting documentation that you would like to supply to answer one of the survey questions above, please upload here.

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Borough of Alpine Cross-Acceptance Response Template

Respondent Identification

Your Municipality: Borough of Alpine, Bergen County

Your Name and Title: Joe Burgis PP, AICP, Borough Planner

Your Email: jhb@burgis.com

Section 1: Consistency with The Preliminary State Plan

Indicate which documents the municipality or county has and the dates of adoption:

<input checked="" type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered	2002, 2024 LUP Amendment
<input checked="" type="checkbox"/> Master Plan Reexamination Report(s)	2020
<input type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32	NA
<input checked="" type="checkbox"/> Land use map	2024
<input checked="" type="checkbox"/> Zoning Ordinance and other land development standards	1999
<input checked="" type="checkbox"/> Zoning map and schedule	2024
<input type="checkbox"/> Redevelopment Plans	NA
<input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans	2024. In process of preparing new HE&FSP
<input type="checkbox"/> Natural Resource Inventory	NA
<input checked="" type="checkbox"/> Recreation and Open Space Inventory (ROSI)	Yes
<input type="checkbox"/> Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL)	NA
<input checked="" type="checkbox"/> Resource protection ordinances	Steep slopes, flood plain and wetlands protection, riparian zone protection
<input type="checkbox"/> Farmland Preservation/Agricultural Retention Plan	NA
<input checked="" type="checkbox"/> Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)	Stormwater Management Plan; Capital Improvement Plan

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Review the ten goals in The Preliminary State Plan (pages 11-13) and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.

The Borough's master plan is generally supportive of the ten goals in the Preliminary State Plan. Specifically, the Borough planning has incorporated goals regarding the promotion of economic growth in its central commercial corridor, adopted a HE&FSP to address its affordable housing obligation and has also approved age-restricted housing development in the community, preserved properties for open space, promoted investment in various infrastructure improvements throughout the municipality, is in the process of addressing climate change issues and providing greater protections of natural resources, all in an effort to ensure a sound and integrated planning approach to the Borough's efforts to improve the community.

If inconsistent how will the municipality or county become more aligned with the State goals and how will this be achieved? What is the predicted timeframe for greater consistency?

The Borough's master plan takes into consideration the State's planning goals and is not inconsistent.

How well do the designated State Planning Areas (pages 71-76) suit the current and future development of your municipality and/or county?

The designated State Planning Area designations largely conform to the current and future development patterns of the Borough.

Section 2: Agreements and Disagreements with The Preliminary State Plan

Provide a detailed discussion of any issues or recommendations to The Preliminary State Plan in order to better meet local needs.

The State Plan includes goals to protect environmentally sensitive areas which is fine, but there should be a caveat that these broad intentions are subject to site-specific features that warrant some flexibility when planning for individual site development. The State Plan should also include a detailed statement regarding the need to balance all statewide objectives to ensure that the emphasis on any one goal does not adversely impact other important goals that should carry equal weight with respect to a 'goals evaluation' process. This is particularly critical to ensure that a 'one size fits all' approach does not serve to negatively impact sound planning at the local level.

Provide a detailed explanation of how municipal and county plans will be modified in order to create a greater degree of consistency.

The process of periodic review and update, as spelled out in the MLUL, should address this issue. However, to ensure an appropriate process, County Plans need to be more focused on particular land use issues.

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Provide comments and recommendations regarding State Agency implementation of the State Plan including any applicable agency or program, as well as make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.

Streamlining the NJDEP minor application process, as well as providing more realistic affordable housing regulations that are readily understood, is recommended.

Identify areas to be protected and areas where sprawl (low density auto -dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.

Does the municipality and/or county have the following?

- ☒ Open Space Plan
- ☐ Open Space Tax
- ☐ Other

Is the municipality a member of Sustainable Jersey?

- ☒ Yes
- ☐ No

If not, what are the reasons for not participating? Does the municipality have other environmental groups, such as, an Environmental Commission or a Green Team?

The Borough has an Environmental Commission.

Please indicate your community's three most important local and regional land use planning goals and priorities:

- 1) Coordinate open space preservation and establish a town-wide open space network which connects local parks and open spaces through pedestrian linkages.
- 2) Traffic control to ensure vehicular volumes do not overwhelm the transportation network.
- 3) Balance residential densities and non-residential development to ensure a complementary and well-integrated land use arrangement.

Additional comments:

-

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Borough of Closter

Cross-Acceptance Response Template

Respondent Identification

Your Municipality: Borough of Closter

Your Name and Title: Robert Dare, PP, AICP, MCIP

Your Email: rdare@tandmassociates.com

Section 1: Consistency with the Preliminary State Plan

Indicate which documents the municipality or county has and the dates of adoption:

- | | |
|--|--------------------------|
| <input checked="" type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered | 1958 |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s) | 1986, 2002, 2009
2019 |
| <input checked="" type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32 | 1966 |
| <input checked="" type="checkbox"/> Land use map | 1981 |
| <input checked="" type="checkbox"/> Zoning Ordinance and other land development standards | 1967 |
| <input checked="" type="checkbox"/> Zoning map and schedule | 2020 |
| <input type="checkbox"/> Redevelopment Plans | |
| <input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans | 2018 |
| <input type="checkbox"/> Natural Resource Inventory | |
| <input checked="" type="checkbox"/> Recreation and Open Space Inventory (ROSI) | 2018 |
| <input type="checkbox"/> Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL) | |
| <input checked="" type="checkbox"/> Resource protection ordinances | |
| <input type="checkbox"/> Farmland Preservation/Agricultural Retention Plan | |
| <input checked="" type="checkbox"/> Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan) | |

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Review the ten goals in The Preliminary State Plan and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.

The goals and objectives of Closter's master plan are generally consistent and compatible with those of the draft State Plan. The Borough's master plan goals align with those of the draft State Plan as they seek to protect environmentally sensitive land, streams, watersheds, and reservoirs; promote the efficient expansion of education and other community facilities; promote Smart Growth principles; encourage revitalization in the Borough's commercial and business districts; promote walkability; implement the Borough's Sustainable Initiative; and comply with the mandates of the Fair Housing Act and the implementation of the Borough's Housing Element and Fair Share Plan.

If inconsistent, how will the municipality or county become more aligned with the State goals and how will this be achieved? What is the predicted timeframe for greater consistency?

Not applicable. The goals and objectives of Closter's master plan are generally consistent and compatible with those of the draft State Plan.

How well do the designated State Planning Areas suit the current and future development of your municipality and/or county?

The designated State Planning areas suit the current and future development of Closter. It is noted that there is no change in State Planning areas in Closter between the 2001 State Plan and in the proposed State Plan as depicted in the Mapping Feedback Survey that was distributed as part of the cross-acceptance process. Closter contains Planning Area 1 (Metropolitan Planning Area) and Planning Area 5 (Environmentally Sensitive Planning Area) and no changes in their delineation is proposed.

Section 2: Agreements and Disagreements with the Preliminary State Plan

Provide a detailed discussion of any issues or recommendations to The Preliminary State Plan in order to better meet local needs.

Though Closter's master plan goals and objectives are generally consistent and compatible with those of the draft State Plan, we disagree with the following draft State Plan language: "Zoning encouraging employment growth that does not provide for a proportional increase in housing is inconsistent with the Plan." This should be revised to recognize that it is not always be possible to provide for such a proportional increase. Indeed, built-out municipalities like Closter would likely be unable to provide such an increase due to lack of available and developable land. In its current form, the goal could make even minor zoning amendments or redevelopment plans for non-residential uses inconsistent with the draft State Plan. It will not always be possible to ensure a such a proportional increase, due to availability of land, property owner/developer

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interest, etc. There should be qualifying language, such as “to the extent possible,” added to the language cited above.

Provide a detailed explanation of how municipal and county plans will be modified in order to create a greater degree of consistency.

The Borough’s master plan goals and objectives are generally consistent and compatible with those of the draft State Plan. Also, there is no proposed change in the delineation of Planning Area 1 (Metropolitan Planning Area) and Planning Area 5 (Environmentally Sensitive Planning Area) within the Borough. As such, there is currently no need for modification of municipal plans.

Provide comments and recommendations regarding State Agency implementation of the State Plan including any applicable agency or program, as well as, make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.

Closter has not experienced any difficulties associated with State Agency implementation of the State Plan and, therefore, has no recommendations other than those provided in its response to Question 1 of the Cross-Acceptance Review Template (above).

Identify areas to be protected and areas where sprawl (low density auto-dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.

Significant areas of Closter are, in effect, protected by designation as Planning Area 5 (Environmentally Sensitive Planning Area). The area of Planning Area 5 is reflected under the terms of both the 2001 State Plan and, as indicated in the Mapping Feedback Survey that was distributed as part of the cross-acceptance process, in the draft State Plan. Continuation of the Planning Area 5 designation in its current extent will help to protect vulnerable areas. The Borough’s resource protection ordinances, which have been described in this Cross-Acceptance Review Template, will also serve to protect vulnerable areas and mitigate environmental impacts of development.

Does the municipality and/or county have the following?

Open Space Plan, Open Space Tax

Is the municipality a member of Sustainable Jersey?

Yes

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If you answered 'No' to the above question, what are reasons for not participating in Sustainable

Jersey? Does the municipality have other environmental groups, such as an Environmental Commission or Green Team?

Closter is certified by Sustainable Jersey at the “Bronze” level. Closter has an Environmental Commission and a Shade Tree Commission.

Please indicate your community's three most important local and regional land use planning goals and priorities:

While all of Closter’s goals are important, the following three master plan goals are of critical importance to the Borough:

- Master Plan Goal 1: Promote and protect environmentally sensitive land, streams and reservoirs.
- Master Plan Goal 7: Provide buffer zones between residential and non-residential areas.
- Master Plan Goal 12: Encourage the continued revitalization of retail uses in the Borough’s commercial and business districts.

Additional Comments:

None

If there is other supporting documentation that you would like to supply to answer one of the survey questions above, please upload here.

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Borough of Franklin Lakes Cross-Acceptance Response Template

Respondent Identification

Your Municipality: Franklin Lakes

Your Name and Title: Beth McManus, Consulting Planner

Your Email: bmcmanus@kylemcmanus.com

Section 1: Consistency with the Preliminary State Plan

Indicate which documents the municipality or county has and the dates of adoption:

- | | |
|---|------|
| <input checked="" type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered | 1991 |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s) | 2024 |
| <input checked="" type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32 | NA |
| <input checked="" type="checkbox"/> Land use map | 2019 |
| <input checked="" type="checkbox"/> Zoning Ordinance and other land development standards | 2025 |
| <input checked="" type="checkbox"/> Zoning map and schedule | 2023 |
| <input checked="" type="checkbox"/> Redevelopment Plans | 2014 |
| <input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans | 2023 |
| <input checked="" type="checkbox"/> Natural Resource Inventory | 2009 |
| <input checked="" type="checkbox"/> Recreation and Open Space Inventory (ROSI) | 2015 |
| <input checked="" type="checkbox"/> Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL) | 2024 |
| <input checked="" type="checkbox"/> Resource protection ordinances | 2024 |
| <input type="checkbox"/> Farmland Preservation/Agricultural Retention Plan | |
| <input type="checkbox"/> Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan) | |

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Review the ten goals in The Preliminary State Plan and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.

The Borough's plans are aligned with one exception regarding economic development. One exception to alignment are zoning changes required because of the Borough's third round Judgment of Repose which applied overlay zoning to the majority of the Borough's nonresidential districts. The long term impact of this may be an elimination of jobs, services and economic activity as property owners convert their property to residential use.

If inconsistent, how will the municipality or county become more aligned with the State goals and how will this be achieved? What is the predicted timeframe for greater consistency?

State Plan goals for economic development are in conflict for laws regarding affordable housing for vacant land adjustments (overlay zoning typically required to apply to nonresidential districts).

How well do the designated State Planning Areas suit the current and future development of your municipality and/or county?

Given the Borough's predominant rural and suburban character, rather than urban character, the Borough seek a change from PA1 to PA2 and PA3. This recommendation reflects the Borough's low density character that is more consistent with the policies of PA2 and PA3. To further illustrate, see the following partial excerpt from the Intent of PA1:

- provide for much of the state's future growth in compact development and redevelopment; The Borough has a low density character that is appropriate given its history, lack of public sewer, environmental conditions, road network, and lack of public transit.
- revitalize cities, towns and neighborhoods...

The Borough is suburban in character with limited nonresidential areas. There are no overburdened neighborhoods.

- address existing legacy issues such as air pollution...urban highways, and combined sewer systems;

These issues do not apply to Franklin Lakes.

Section 2: Agreements and Disagreements with the Preliminary State Plan

Provide a detailed discussion of any issues or recommendations to The Preliminary State Plan in order to better meet local needs.

Amend the Borough's Planning Areas, as noted herein.

Provide a detailed explanation of how municipal and county plans will be modified in order to create a greater degree of consistency.

The Borough is aligned with the State's Goals, to the extent they are applicable and it has the authority take action to advance alignment.

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Provide comments and recommendations regarding State Agency implementation of the State Plan including any applicable agency or program, as well as, make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.

The State should provide substantial grants, installation of requested improvements to State land and infrastructure, and other forms of financial assistance where municipal requests are directly aligned with the State Plan. Doing so would prove to be a significant incentive to enhanced alignment. Examples include open space acquisition of constrained areas, flood mitigation, improvement of state and county roads to reflect municipal policies and development approvals, funding for road improvements that support increased development, and recreation funding for municipalities that have approved residential development.

Identify areas to be protected and areas where sprawl (low density auto-dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.

The character of the Borough's single-family areas should be protected. These areas are served by septic systems (with limited exception) and are intertwined with environmentally constrained areas such as lakes and wetlands.

Does the municipality and/or county have the following?

Open Space Tax

Is the municipality a member of Sustainable Jersey?

Yes

If you answered 'No' to the above question, what are reasons for not participating in Sustainable

Jersey? Does the municipality have other environmental groups, such as an Environmental Commission or Green Team?

Please indicate your community's three most important local and regional land use planning goals and priorities:

- 1) Protection of single-family neighborhoods
- 2) Preservation and protection of environmentally constrained areas
- 3) Economic development support for existing nonresidential districts

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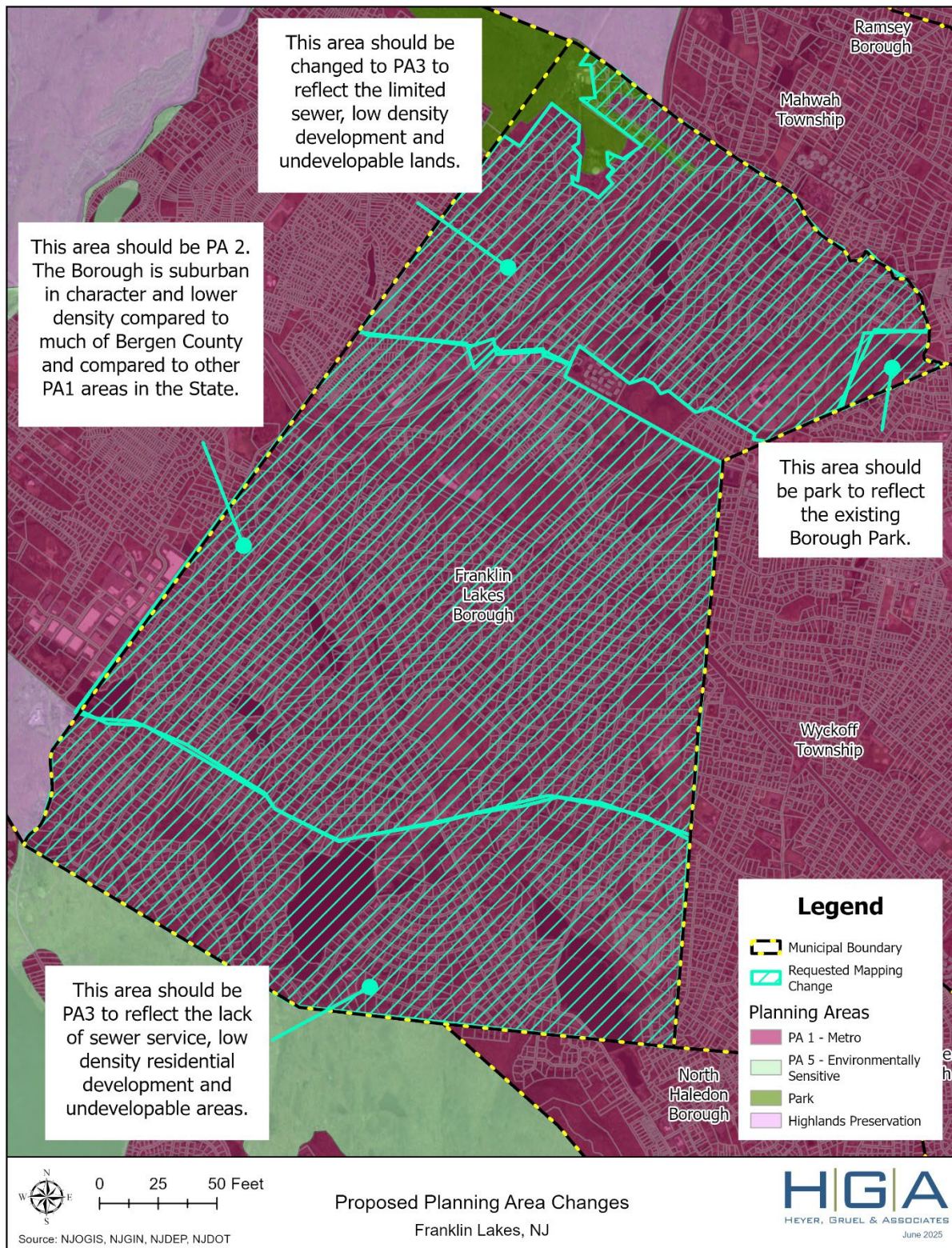
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Additional Comments:

If there is other supporting documentation that you would like to supply to answer one of the survey questions above, please upload here:

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Borough of Glen Rock

Cross-Acceptance Response Template

Respondent Identification

Your Municipality: Glen Rock

Your Name and Title: Edward Snieckus, PP, LLA- Professional Planner

Your Email: es@burgis.com

Section 1: Consistency with the Preliminary State Plan

Indicate which documents the municipality or county has and the dates of adoption:

- | | |
|--|------|
| <input checked="" type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered | 2002 |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s) | 2020 |
| <input checked="" type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32 | NA |
| <input checked="" type="checkbox"/> Land use map | 2024 |
| <input checked="" type="checkbox"/> Zoning Ordinance and other land development standards | 2024 |
| <input checked="" type="checkbox"/> Zoning map and schedule | 2024 |
| <input type="checkbox"/> Redevelopment Plans | |
| <input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans | 2020 |
| <input checked="" type="checkbox"/> Natural Resource Inventory | 2021 |
| <input type="checkbox"/> Recreation and Open Space Inventory (ROSI) | |
| <input type="checkbox"/> Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL) | |
| <input checked="" type="checkbox"/> Resource protection ordinances | |
| <input type="checkbox"/> Farmland Preservation/Agricultural Retention Plan | |
| <input checked="" type="checkbox"/> Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan) | |

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Review the ten goals in The Preliminary State Plan and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.

The Borough's master plan is generally supportive of the ten goals in the Preliminary State Plan. Specifically, the Borough planning has incorporated goals regarding the promotion of economic growth in its downtown, adopted a HE&FSP to address its affordable housing obligation, preserved properties for open space, promoted investment in various infrastructure improvements throughout the municipality, has prepared and will be under going a master plan update in 2025-26, adopted a Hazard Vulnerability Assessment Study to incorporate goals regarding climate change issues and provide greater protections of natural resources, all in an effort to ensure a sound and integrated planning approach to the Borough's efforts to guide responsible development

If inconsistent, how will the municipality or county become more aligned with the State goals and how will this be achieved? What is the predicted timeframe for greater consistency?

The Borough has in the past incorporated a review and consideration of the State Planning goals in prior plans and will be taking into consideration the revised State's planning goals.

How well do the designated State Planning Areas suit the current and future development of your municipality and/or county?

The designated State Planning Area designations for the Borough of Glen Rock largely conform to the current and future development patterns of the Borough. Although the planning areas do not reflect consideration of the restrictions of the inland flood protection rules or other environmental regulations and the extend by which the Borough is impacted by these hazards. This is likely due to the states macro level scale although this should be specifically recognized in the criteria or description of the specific planning areas that the intentions of the planning area is subject to the specific environmental restrictions or laws impacting a locality.

Section 2: Agreements and Disagreements with the Preliminary State Plan

Provide a detailed discussion of any issues or recommendations to The Preliminary State Plan in order to better meet local needs.

The State Plan includes goals to protect environmentally sensitive areas, although the broad statements regarding encouraging development and redevelopment in the various planning areas, should include a specific statement that these goals have broad intentions for the areas designated and that they are subject to the specific environmental limitations of stream, riparian, wetland and floodplain limitations as well as important groundwater recharge areas for the continued recharge of aquifers. In addition, the development statements of the state plan should include text that make specific reference to the need to balance statewide objectives with local municipalities master plan goals and objectives.

While the State Plan promotion of mass transit opportunities statewide is generally appropriate, a "one size fits all" approach by the plan or the legislature enacting regulations not

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requiring any parking on site, should be based upon specific local statistical information.

Provide a detailed explanation of how municipal and county plans will be modified in order to create a greater degree of consistency.

The process of periodic review and update, as spelled out in the MLUL should address this issue. However, to ensure an appropriate process, County Plans needs to be more focused on particular land use issues.

Provide comments and recommendations regarding State Agency implementation of the State Plan including any applicable agency or program, as well as, make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.

Streamlining the NJDEP minor application process, as well as providing more realistic affordable housing regulations that are readily understood, is recommended.

Identify areas to be protected and areas where sprawl (low density auto-dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.

Vulnerability adjacent to the watercourses in the Borough of the Ho-Ho-Kus and Diamond Brook and their tributaries are subject to increased flooding and development in and adjacent to these areas should be minimized due to the changes in the climate of the state. Specific infrastructure improvements that are impacted by changes in the climate should be targeted and funded to ensure their continued function and their protection.

Does the municipality and/or county have the following?

No

Is the municipality a member of Sustainable Jersey?

Yes

If you answered 'No' to the above question, what are reasons for not participating in Sustainable

Jersey? Does the municipality have other environmental groups, such as an Environmental Commission or Green Team?

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Please indicate your community's three most important local and regional land use planning goals and priorities:

- Development and/or redevelopment needs to preserve the Borough's sensitive environmental features, be responsive to their limitations while not overburdening the community's infrastructure capacity.
- To maintain and enhance the planned development intensity in the community. Establish the proper distribution of land uses by designating areas in the Borough's Land Use Plan which have their own uniform development context and concentration of intensive land uses in appropriate areas
- To preserve and enhance the borough's commercial areas by: defining their functional role in the community, enhancing the quality of life within the commercial center through an appropriate mixture of activities; protect ongoing economic vitality of the respective commercial zones; continue the low rise development scale, modest density and moderate commercial use intensity that will preserve the unique established context while continuing to serve the needs of the residents of the Borough.

Additional Comments:

If there is other supporting documentation that you would like to supply to answer one of the survey questions above, please upload here:

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Borough of Hasbrouck Heights Cross-Acceptance Response Template

Respondent Identification

Your Municipality: Hasbrouck Heights

Your Name and Title: Edward Snieckus, PP, LLA- Professional Planner

Your Email: es@burgis.com

Section 1: Consistency with the Preliminary State Plan

Indicate which documents the municipality or county has and the dates of adoption:

- | | |
|--|------|
| <input checked="" type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered | 1981 |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s) | 2023 |
| <input checked="" type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32 | NA |
| <input checked="" type="checkbox"/> Land use map | 2005 |
| <input checked="" type="checkbox"/> Zoning Ordinance and other land development standards | 2024 |
| <input checked="" type="checkbox"/> Zoning map and schedule | 1990 |
| <input type="checkbox"/> Redevelopment Plans | |
| <input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans | 2019 |
| <input type="checkbox"/> Natural Resource Inventory | |
| <input type="checkbox"/> Recreation and Open Space Inventory (ROSI) | |
| <input type="checkbox"/> Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL) | |
| <input checked="" type="checkbox"/> Resource protection ordinances | |
| <input type="checkbox"/> Farmland Preservation/Agricultural Retention Plan | |
| <input checked="" type="checkbox"/> Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan) | |

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Review the ten goals in The Preliminary State Plan and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.

The Borough's master plan is generally supportive of the ten goals in the Preliminary State Plan. Specifically, the Borough planning has incorporated goals regarding the promotion of economic growth in its downtown, adopted a HE&FSP to address its affordable housing obligation, preserved properties for open space, promoted investment in various infrastructure improvements throughout the municipality, has prepared and will be ongoing updates to the master plan, all in an effort to ensure a sound and integrated planning approach to the Borough's efforts to guide responsible development.

If inconsistent, how will the municipality or county become more aligned with the State goals and how will this be achieved? What is the predicted timeframe for greater consistency?

The Borough has in the past incorporated a review and consideration of the State Planning goals in prior plans and will be taking into consideration the revised State's planning goals.

How well do the designated State Planning Areas suit the current and future development of your municipality and/or county?

The designated State Planning Area designations for the Borough of Hasbrouck Heights are largely consistent to the current and future development patterns of the Borough. Although the planning areas do not reflect consideration of the restrictions of the inland flood protection rules or other environmental regulations and the extent by which the Borough is impacted by these hazards. This is likely due to the state's macro level scale although this should be specifically recognized in the criteria or description of the specific planning areas that the intentions of the planning area is subject to the specific environmental restrictions or laws impacting a locality.

Section 2: Agreements and Disagreements with the Preliminary State Plan

Provide a detailed discussion of any issues or recommendations to The Preliminary State Plan in order to better meet local needs.

The State Plan includes goals to protect environmentally sensitive areas, although the broad statements regarding encouraging development and redevelopment in the various planning areas, they should include a specific statement that these goals have broad intentions for the areas designated and that they are subject to the specific environmental limitations of stream, riparian, wetland and floodplain limitations as well as important groundwater recharge areas for the continued recharge of aquifers. In addition, the development statements of the state plan should include text that make specific reference to the need to balance statewide objectives with local municipalities master plan goals and objectives.

While the State Plan promotion of mass transit opportunities statewide is generally appropriate, a "one size fits all" approach by the plan or the legislature enacting regulations not requiring any parking on site, should be based upon specific local statistical information.

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Provide a detailed explanation of how municipal and county plans will be modified in order to create a greater degree of consistency.

The process of periodic review and update, as identified in the MLUL should address this issue.

Provide comments and recommendations regarding State Agency implementation of the State Plan including any applicable agency or program, as well as, make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.

Streamlining the NJDEP minor application process. Providing more realistic affordable housing regulations that recognize sound planning needs balanced with the need to preserve nonresidential ratables enabling municipalities to balance costs of services with demand.

Identify areas to be protected and areas where sprawl (low density auto-dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.

Environmental vulnerability adjacent to the streams watercourses in the Borough are subject to increased flooding. Development in and adjacent to these areas should be minimized due to the changes in the climate of the state. Specific infrastructure improvements that are impacted by changes in the climate, should be targeted and funded to ensure their continued function and their protection.

Does the municipality and/or county have the following?

No

Is the municipality a member of Sustainable Jersey?

Yes

If you answered 'No' to the above question, what are reasons for not participating in Sustainable

Jersey? Does the municipality have other environmental groups, such as an Environmental Commission or Green Team?

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Please indicate your community's three most important local and regional land use planning goals and priorities:

To encourage the proper relationship between land uses by promoting a spatial distribution of uses, and establishing areas which have their own integrity and uniformity of purpose.

To preserve and enhance the residential character of the existing community by restricting incompatible land uses from established residential areas and maintaining compatible residential densities in established neighborhoods.

To preserve and enhance the Borough's central commercial area by defining its functional role in the Borough and enhancing the quality of life within the commercial center through an appropriate mixture of activities, in order to reinforce this valuable entity as a community focal point.

Additional Comments:

If there is other supporting documentation that you would like to supply to answer one of the survey questions above, please upload here:

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Borough of Ho-Ho-Kus Cross-Acceptance Response Template

Respondent Identification

Your Municipality: Ho-Ho-Kus

Your Name and Title: Edward Snieckus, PP, LLA- Professional Planner

Your Email: es@burgis.com

Section 1: Consistency with the Preliminary State Plan

Indicate which documents the municipality or county has and the dates of adoption:

- | | |
|--|------|
| <input checked="" type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered | 2020 |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s) | 2017 |
| <input checked="" type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32 | NA |
| <input checked="" type="checkbox"/> Land use map | |
| <input checked="" type="checkbox"/> Zoning Ordinance and other land development standards | 2024 |
| <input checked="" type="checkbox"/> Zoning map and schedule | 1986 |
| <input type="checkbox"/> Redevelopment Plans | |
| <input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans | 2021 |
| <input type="checkbox"/> Natural Resource Inventory | |
| <input type="checkbox"/> Recreation and Open Space Inventory (ROSI) | |
| <input checked="" type="checkbox"/> Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL) | |
| <input checked="" type="checkbox"/> Resource protection ordinances | |
| <input type="checkbox"/> Farmland Preservation/Agricultural Retention Plan | |
| <input checked="" type="checkbox"/> Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan) | |

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Review the ten goals in The Preliminary State Plan and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.

The Borough's master plan is generally supportive of the ten goals in the Preliminary State Plan. Specifically, the Borough planning has incorporated goals regarding the promotion of economic growth in its downtown, adopted a HE&FSP to address its affordable housing obligation, preserved properties for open space, promoted investment in various infrastructure improvements throughout the municipality, has prepared and will be under going a master plan update in 2025-26, adopted a Hazard Vulnerability Assessment Study to incorporate goals regarding climate change issues and provide greater protections of natural resources, all in an effort to ensure a sound and integrated planning approach to the Borough's efforts to guide responsible development.

If inconsistent, how will the municipality or county become more aligned with the State goals and how will this be achieved? What is the predicted timeframe for greater consistency?

The Borough has in the past incorporated a review and consideration of the State Planning goals in prior plans and will be taking into consideration the revised State's planning goals.

How well do the designated State Planning Areas suit the current and future development of your municipality and/or county?

The designated State Planning Area designations for the Borough of Ho-Ho-Kus largely conform to the current and future development patterns of the Borough. Although the planning areas do not reflect consideration of the restrictions of the inland flood protection rules or other environmental regulations and the extend by which the Borough is impacted by these hazards. This is likely due to the states macro level scale although this should be specifically recognized in the criteria or description of the specific planning areas that the intentions of the planning area is subject to the specific environmental restrictions or laws impacting a locality.

Section 2: Agreements and Disagreements with the Preliminary State Plan

Provide a detailed discussion of any issues or recommendations to The Preliminary State Plan in order to better meet local needs.

The State Plan includes goals to protect environmentally sensitive areas which is fine, but their should be a caveat that these broad intentions and are subject to site-specific features that may limit their application when planning for individual site development. The State Plan should also include a detailed statement regarding the need to balance all statewide objectives to ensure that the emphasis on any one goal does not adversely impact other important goals that should carry equal weight with respect to a 'goals evaluation' process. This is particularly critical to ensure that a 'one size fits all' approach does not serve to negatively impact sound planning at the local level. While the State Plan promotion of mass transit opportunities statewide is generally appropriate, a "one size fits all" approach by the plan or the legislature

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enacting regulations not requiring parking on site, should be based upon specific statistical information to inform the decision process.

Provide a detailed explanation of how municipal and county plans will be modified in order to create a greater degree of consistency.

The process of periodic review and update, as spelled out in the MLUL should address this issue. However, to ensure an appropriate process, County Plans needs to be more focused on particular land use issues.

Provide comments and recommendations regarding State Agency implementation of the State Plan including any applicable agency or program, as well as, make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.

Streamlining the NJDEP minor application process, as well as providing more realistic affordable housing regulations that are readily understood, is recommended.

Identify areas to be protected and areas where sprawl (low density auto-dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.

Environmental vulnerability adjacent to the watercourses of the Ho-Ho-Kus Brook, the Saddle River and its tributaries are subject to specific flooding and infrastructure improvement to protect these areas such as the Maple Avenue Bridge is identified in many Master plans as a critical resource that requires improvements to safeguard this important north to south major collector roadway from the effects of greater flood events.

Does the municipality and/or county have the following?

Community Facilities Plan

Is the municipality a member of Sustainable Jersey?

No

If you answered 'No' to the above question, what are reasons for not participating in Sustainable

Jersey? Does the municipality have other environmental groups, such as an Environmental Commission or Green Team?

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Please indicate your community's three most important local and regional land use planning goals and priorities:

- To maintain and enhance the existing areas of stability in the community, and to encourage a proper distribution of land uses by designating areas which have their own uniform development characteristics.
- To ensure that any prospective development is responsive to the borough's environmental features and is designed to preserve the community's physical characteristics.
- To promote a safe and efficient traffic circulation system that serves the community, while retaining the community's suburban setting within the overall framework of a local circulation system.

Additional Comments:

If there is other supporting documentation that you would like to supply to answer one of the survey questions above, please upload here:

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Borough of Little Ferry Cross-Acceptance Response Template

Respondent Identification

Your Municipality: Borough of Little Ferry, Bergen County

Your Name and Title: Joe Burgis PP, AICP, Borough Planner

Your Email: jhb@burgis.com

Section 1: Consistency with The Preliminary State Plan

Indicate which documents the municipality or county has and the dates of adoption:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered | 1990 |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s) | 2017 |
| <input checked="" type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32 | NA |
| <input checked="" type="checkbox"/> Land use map | 2013 |
| <input checked="" type="checkbox"/> Zoning Ordinance and other land development standards | 2015 |
| <input checked="" type="checkbox"/> Zoning map and schedule | 2015 |
| <input checked="" type="checkbox"/> Redevelopment Plans | Yes |
| <input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans | 2011. In process of preparing new HE&FSP |
| <input checked="" type="checkbox"/> Natural Resource Inventory | NA |
| <input checked="" type="checkbox"/> Recreation and Open Space Inventory (ROSI) | Yes |
| <input checked="" type="checkbox"/> Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL) | Yes |
| <input checked="" type="checkbox"/> Resource protection ordinances | Historic Preservation, steep slopes, flood plain and wetlands protection, riparian zone protection, tree protection |
| <input checked="" type="checkbox"/> Farmland Preservation/Agricultural Retention Plan | NA |
| <input type="checkbox"/> Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan) | Stormwater Management Plan; Capital Improvement Plan |

BERGEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

July 2025

Review the ten goals in The Preliminary State Plan and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.

The Borough's master plan is generally supportive of the ten goals in the Preliminary State Plan. Specifically, the Borough planning has incorporated goals regarding the promotion of economic growth in its central commercial corridor, adopted a HE&FSP to address its affordable housing obligation and has also approved age-restricted housing development in the community, preserved properties for open space, promoted investment in various infrastructure improvements throughout the municipality, is in the process of addressing climate change issues and providing greater protections of natural resources, all in an effort to ensure a sound and integrated planning approach to the Borough's efforts to improve the community.

If inconsistent, how will the municipality or county become more aligned with the State goals and how will this be achieved? What is the predicted timeframe for greater consistency?

The Borough's master plan takes into consideration the State's planning goals and is not inconsistent.

How well do the designated State Planning Areas (pages 71-76) suit the current and future development of your municipality and/or county?

The designated State Planning Area designations largely conform to the current and future development patterns of the Borough.

Section 2: Agreements and Disagreements with the Preliminary State Plan

Provide a detailed discussion of any issues or recommendations to The Preliminary State Plan in order to better meet local needs.

The State Plan includes goals to protect environmentally sensitive areas which is fine, but there should be a caveat that these broad intentions are subject to site-specific features that warrant some flexibility when planning for individual site development. The State Plan should also include a detailed statement regarding the need to balance all statewide objectives to ensure that the emphasis on any one goal does not adversely impact other important goals that should carry equal weight with respect to a 'goals evaluation' process. This is particularly critical to ensure that a 'one size fits all' approach does not serve to negatively impact sound planning at the local level.

BERGEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

July 2025

Provide a detailed explanation of how municipal and county plans will be modified in order to create a greater degree of consistency.

The process of periodic review and update, as spelled out in the MLUL, should address this issue. However, to ensure an appropriate process, County Plans need to be more focused on particular land use issues.

Provide comments and recommendations regarding State Agency implementation of the State Plan including any applicable agency or program, as well as make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.

Streamlining the NJDEP minor application process, as well as providing more realistic affordable housing regulations that are readily understood, is recommended.

Identify areas to be protected and areas where sprawl (low density auto -dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.

Does the municipality and/or county have the following?

☒ Open Space Plan

☐ Open Space Tax

☐ Other

Is the municipality a member of Sustainable Jersey?

☒ Yes

☐ No

If not, what are the reasons for not participating? Does the municipality have other environmental groups, such as, an Environmental Commission or a Green Team?

The Borough has an Environmental Commission.

BERGEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

July 2025

Please indicate your community's three most important local and regional land use planning goals and priorities:

- 1) Coordinate open space preservation and establish a town-wide open space network which connects local parks and open spaces through pedestrian linkages.
- 2) Traffic control to ensure vehicular volumes do not overwhelm the transportation network.
- 3) Balance residential densities and non-residential development to ensure a complementary and well-integrated land use arrangement.

Additional comments:

BERGEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

July 2025

Borough of Lodi

Cross-Acceptance Response Template

Respondent Identification

Your Municipality: Borough of Lodi

Your Name and Title: Marc N. Schriecks, Borough Manager

Your Email: mschriecks@lodi-nj.org

Section 1: Consistency with the Preliminary State Plan

Indicate which documents the municipality or county has and the dates of adoption:

- ☒ Most recent adopted Master Plan and any draft elements currently being considered 2005
- ☒ Master Plan Reexamination Report(s)
- ☒ Official Map pursuant to N.J.S.A. 55D-32
- ☒ Land use map
- ☒ Zoning Ordinance and other land development standards
- ☒ Zoning map and schedule
- ☐ Redevelopment Plans
- ☒ Approved Housing Element and Fair Share Plans
- ☐ Natural Resource Inventory
- ☒ Recreation and Open Space Inventory (ROSI) 2025, ongoing
- ☒ Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL) 2024
- ☐ Resource protection ordinances
- ☐ Farmland Preservation/Agricultural Retention Plan
- ☒ Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

BERGEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

July 2025

Review the ten goals in The Preliminary State Plan and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.

Our master plan/goal is consistent with the State Plan and we strive to maintain what we currently have- we do not have vacant land to develop so we maintain what we have and only improve upon what we currently have -responsible / reasonable growth.

If inconsistent, how will the municipality or county become more aligned with the State goals and how will this be achieved? What is the predicted timeframe for greater consistency?

We are consistent with the State Plan as best we can be.

How well do the designated State Planning Areas suit the current and future development of your municipality and/or county?

Lodi is a P1

Section 2: Agreements and Disagreements with the Preliminary State Plan

Provide a detailed discussion of any issues or recommendations to The Preliminary State Plan in order to better meet local needs.

- More creative ways for recreational needs
- More direction on use of resources,
- Consistency across State Departments
- Flooding concerns: county regional planning review of larger projects over a certain threshold.

Provide a detailed explanation of how municipal and county plans will be modified in order to create a greater degree of consistency.

We will continue to address state /county regulations as they are passed.

Provide comments and recommendations regarding State Agency implementation of the State Plan including any applicable agency or program, as well as, make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.

Consistency amongst state agencies.

Identify areas to be protected and areas where sprawl (low density auto-dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.

No sprawl; Flooding is a major issue in Lodi and the infiltration up and down its entire length has a domino effect. - Again here where regional Planning can play a vital role.

BERGEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

July 2025

Does the municipality and/or county have the following?

Yes; Open Space Plan, Open Space Tax

Is the municipality a member of Sustainable Jersey?

No

If you answered 'No' to the above question, what are reasons for not participating in Sustainable Jersey? Does the municipality have other environmental groups, such as an Environmental Commission or Green Team?

People do not want to volunteer for any boards in the borough.

Please indicate your community's three most important local and regional land use planning goals and priorities:

- Smart Development where applicable.
- Transportation accessibility
- Recreational needs
- Flood Mitigation Plan

Additional Comments:

If there is other supporting documentation that you would like to supply to answer one of the survey questions above, please upload here

BERGEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

July 2025

Borough of Midland Park Cross-Acceptance Response Template

Respondent Identification

Your Municipality: Midland Park

Your Name and Title: David Novak PP, AICP

Your Email: dn@burgis.com

Section 1: Consistency with the Preliminary State Plan

Indicate which documents the municipality or county has and the dates of adoption:

- | | |
|--|------|
| <input checked="" type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered | 2008 |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s) | 2019 |
| <input checked="" type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32 | 2017 |
| <input checked="" type="checkbox"/> Land use map | 2008 |
| <input checked="" type="checkbox"/> Zoning Ordinance and other land development standards | 2025 |
| <input checked="" type="checkbox"/> Zoning map and schedule | 2017 |
| <input type="checkbox"/> Redevelopment Plans | |
| <input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans | 2018 |
| <input type="checkbox"/> Natural Resource Inventory | |
| <input type="checkbox"/> Recreation and Open Space Inventory (ROSI) | |
| <input checked="" type="checkbox"/> Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL) | 2024 |
| <input type="checkbox"/> Resource protection ordinances | |
| <input type="checkbox"/> Farmland Preservation/Agricultural Retention Plan | |
| <input checked="" type="checkbox"/> Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan) | |

BERGEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

July 2025

Review the ten goals in The Preliminary State Plan and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.

The Borough's master plan is largely consistent to the ten goals of the Preliminary State Plan.

If inconsistent, how will the municipality or county become more aligned with the State goals and how will this be achieved? What is the predicted timeframe for greater consistency?

How well do the designated State Planning Areas suit the current and future development of your municipality and/or county?

The entirety of the municipality is presently located in PA-1. This accurately represents the development of the Borough.

Section 2: Agreements and Disagreements with the Preliminary State Plan

Provide a detailed discussion of any issues or recommendations to The Preliminary State Plan in order to better meet local needs.

The Borough recommends that the state does not adopt a one-size-fits-all approach to accessory apartments or home-based businesses. Furthermore, the Borough encourages an expedited NJDEP approval process.

Provide a detailed explanation of how municipal and county plans will be modified in order to create a greater degree of consistency.

The Borough will adopt a new Housing Element and Fair Share Plan.

Provide comments and recommendations regarding State Agency implementation of the State Plan including any applicable agency or program, as well as, make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.

The Borough recommends that the state does not adopt a one-size-fits-all approach to accessory apartments or home-based businesses. Furthermore, the Borough encourages an expedited NJDEP approval process.

Identify areas to be protected and areas where sprawl (low density auto-dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.

The Borough is a fully developed community.

BERGEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

July 2025

Does the municipality and/or county have the following?

Yes; Open Space Tax

Is the municipality a member of Sustainable Jersey?

No

If you answered 'No' to the above question, what are reasons for not participating in Sustainable Jersey? Does the municipality have other environmental groups, such as an Environmental Commission or Green Team?

The Borough does not have an environmental commission or a green team.

Please indicate your community's three most important local and regional land use planning goals and priorities:

- To maintain and enhance existing areas of stability in the community.
- To provide opportunities for economic growth in appropriate locations.
- To provide a balanced housing supply.

Additional Comments:

If there is other supporting documentation that you would like to supply to answer one of the survey questions above, please upload he

BERGEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

July 2025

Borough of Montvale

Cross-Acceptance Response Template

See response attached to appendix.

BERGEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

July 2025

Borough of Old Tappan Cross-Acceptance Response Template

Respondent Identification

Your Municipality: Borough of Old Tappan, Bergen County

Your Name and Title: Joe Burgis PP, AICP, Borough Planner

Your Email: jhb@burgis.com

Section 1: Consistency with The Preliminary State Plan

Indicate which documents the municipality or county has and the dates of adoption:

<input checked="" type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered	2000 Master Plan, 2006 Land Use Plan
<input checked="" type="checkbox"/> Master Plan Reexamination Report(s)	2016
<input checked="" type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32	NA
<input checked="" type="checkbox"/> Land use map	2006
<input checked="" type="checkbox"/> Zoning Ordinance and other land development standards	2014
<input checked="" type="checkbox"/> Zoning map and schedule	2022
<input type="checkbox"/> Redevelopment Plans	NA
<input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans	2024. In process of preparing new HE&FSP.
<input type="checkbox"/> Natural Resource Inventory	NA
<input checked="" type="checkbox"/> Recreation and Open Space Inventory (ROSI)	Yes
<input type="checkbox"/> Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL)	NA
<input checked="" type="checkbox"/> Resource protection ordinances	Historic Preservation, steep slopes, flood plain and wetlands protection, riparian zone protection, tree protection
<input checked="" type="checkbox"/> Farmland Preservation/Agricultural Retention Plan	NA
<input checked="" type="checkbox"/> Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)	Stormwater Management Plan; Capital Improvement Plan

BERGEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

July 2025

Review the ten goals in The Preliminary State Plan (pages 11-13) and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.

The Borough's master plan is generally supportive of the ten goals in the Preliminary State Plan. Specifically, the Borough planning has incorporated goals regarding the promotion of economic growth in its central commercial corridor, adopted a HE&FSP to address its affordable housing obligation and has also approved age-restricted housing development in the community, preserved properties for open space, promoted investment in various infrastructure improvements throughout the municipality, is in the process of addressing climate change issues and providing greater protections of natural resources, all in an effort to ensure a sound and integrated planning approach to the Borough's efforts to improve the community.

If inconsistent how will the municipality or county become more aligned with the State goals and how will this be achieved? What is the predicted timeframe for greater consistency?

The Borough's master plan takes into consideration the State's planning goals and is not inconsistent.

How well do the designated State Planning Areas (pages 71-76) suit the current and future development of your municipality and/or county?

The designated State Planning Area designations largely conform to the current and future development patterns of the Borough.

Section 2: Agreements and Disagreements with The Preliminary State Plan

Provide a detailed discussion of any issues or recommendations to The Preliminary State Plan in order to better meet local needs.

The State Plan includes goals to protect environmentally sensitive areas which is fine, but there should be a caveat that these broad intentions are subject to site-specific features that warrant some flexibility when planning for individual site development. The State Plan should also include a detailed statement regarding the need to balance all statewide objectives to ensure that the emphasis on any one goal does not adversely impact other important goals that should carry equal weight with respect to a 'goals evaluation' process. This is particularly critical to ensure that a 'one size fits all' approach does not serve to negatively impact sound planning at the local level.

Provide a detailed explanation of how municipal and county plans will be modified in order to create a greater degree of consistency.

BERGEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

July 2025

The process of periodic review and update, as spelled out in the MLUL, should address this issue. However, to ensure an appropriate process, County Plans need to be more focused on particular land use issues.

Provide comments and recommendations regarding State Agency implementation of the State Plan including any applicable agency or program, as well as make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.

Streamlining the NJDEP minor application process, as well as providing more realistic affordable housing regulations that are readily understood, is recommended.

Identify areas to be protected and areas where sprawl (low density auto -dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.

Does the municipality and/or county have the following?

☒ Open Space Plan

☐ Open Space Tax

☐ Other

Is the municipality a member of Sustainable Jersey?

☒ Yes

☐ No

If not, what are the reasons for not participating? Does the municipality have other environmental groups, such as, an Environmental Commission or a Green Team?

The Borough has an Environmental Commission.

BERGEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

July 2025

Please indicate your community's three most important local and regional land use planning goals and priorities:

Coordinate open space preservation and establish a town-wide open space network which connects local parks and open spaces through pedestrian linkages.

Traffic control to ensure vehicular volumes do not overwhelm the transportation network.

Balance residential densities and non-residential development to ensure a complementary and well-integrated land use arrangement.

Additional comments:

BERGEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

July 2025

Borough of Paramus

Cross-Acceptance Response Template

Respondent Identification

Your Municipality: Paramus

Your Name and Title: Hector Olmo Borough Administrator

Your Email: holmo@paramusborough.org

Section 1: Consistency with The Preliminary State Plan

Indicate which documents the municipality or county has and the dates of adoption:

- ☒ Most recent adopted Master Plan and any draft elements currently being considered
- ☐ Master Plan Reexamination Report(s)
- ☐ Official Map pursuant to N.J.S.A. 55D-32
- ☒ Land use map
- ☒ Zoning Ordinance and other land development standards
- ☒ Zoning map and schedule
- ☐ Redevelopment Plans
- ☒ Approved Housing Element and Fair Share Plans
- ☐ Natural Resource Inventory
- ☒ Recreation and Open Space Inventory (ROSI)
- ☒ Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL)
- ☐ Resource protection ordinances

- ☐ Farmland Preservation/Agricultural Retention Plan
- ☒ Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

BERGEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

July 2025

Review the ten goals in The Preliminary State Plan (pages 11-13) and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.

If inconsistent how will the municipality or county become more aligned with the State goals and how will this be achieved? What is the predicted timeframe for greater consistency?

How well do the designated State Planning Areas (pages 71-76) suit the current and future development of your municipality and/or county?

Section 2: Agreements and Disagreements with The Preliminary State Plan

Provide a detailed discussion of any issues or recommendations to The Preliminary State Plan in order to better meet local needs.

Provide a detailed explanation of how municipal and county plans will be modified in order to create a greater degree of consistency.

Provide comments and recommendations regarding State Agency implementation of the State Plan including any applicable agency or program, as well as make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.

Identify areas to be protected and areas where sprawl (low density auto -dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.

Does the municipality and/or county have the following?

Is the municipality a member of Sustainable Jersey?

Yes

If not, what are the reasons for not participating? Does the municipality have other environmental groups, such as, an Environmental Commission or a Green Team?

BERGEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

July 2025

Please indicate your community's three most important local and regional land use planning goals and priorities:

Additional comments:

BERGEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

July 2025

Borough of Ramsey

Cross-Acceptance Response Template

Respondent Identification

Your Municipality: Borough of Ramsey

Your Name and Title: Bruce Vozeh Borough Administrator

Your Email: bvozeh@ramseynj.com

Section 1: Consistency with The Preliminary State Plan

Indicate which documents the municipality or county has and the dates of adoption:

<input checked="" type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered	2021
<input checked="" type="checkbox"/> Master Plan Reexamination Report(s)	2016
<input checked="" type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32	NA
<input checked="" type="checkbox"/> Land use map	2018
<input checked="" type="checkbox"/> Zoning Ordinance and other land development standards	1972
<input checked="" type="checkbox"/> Zoning map and schedule	2018
<input type="checkbox"/> Redevelopment Plans	
<input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans	2018, 2025 ongoing
<input checked="" type="checkbox"/> Natural Resource Inventory	2021
<input checked="" type="checkbox"/> Recreation and Open Space Inventory (ROSI)	NA
<input checked="" type="checkbox"/> Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL)	NA
<input checked="" type="checkbox"/> Resource protection ordinances	NA
<input checked="" type="checkbox"/> Farmland Preservation/Agricultural Retention Plan	NA
<input checked="" type="checkbox"/> Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)	NA

BERGEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

July 2025

Review the ten goals in The Preliminary State Plan (pages 11-13) and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.

The Borough's master plan is generally supportive of the ten goals in the Preliminary State Plan. Specifically, the Borough planning has incorporated goals regarding the promotion of economic growth in its central commercial corridor, adopted a HE&FSP to address its affordable housing obligation and has also approved age-restricted housing development in the community, preserved properties for open space, promoted investment in various infrastructure improvements throughout the municipality, is in the process of addressing climate change issues and providing greater protections of natural resources, all in an effort to ensure a sound and integrated planning approach to the Borough's efforts to improve the community.

If inconsistent how will the municipality or county become more aligned with the State goals and how will this be achieved? What is the predicted timeframe for greater consistency?

The Borough's master plan takes into consideration the State's planning goals and is not inconsistent.

How well do the designated State Planning Areas (pages 71-76) suit the current and future development of your municipality and/or county?

The designated State Planning Area designations largely conform to the current and future development patterns of the Borough.

Section 2: Agreements and Disagreements with The Preliminary State Plan

Provide a detailed discussion of any issues or recommendations to The Preliminary State Plan in order to better meet local needs.

The State Plan includes goals to protect environmentally sensitive areas which is fine, but there should be a caveat that these broad intentions are subject to site-specific features that warrant some flexibility when planning for individual site development. The State Plan should also include a detailed statement regarding the need to balance all statewide objectives to ensure that the emphasis on any one goal does not adversely impact other important goals that should carry equal weight with respect to a 'goals evaluation' process. This is particularly critical to ensure that a 'one size fits all' approach does not serve to negatively impact sound planning at the local level.

BERGEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

July 2025

Provide a detailed explanation of how municipal and county plans will be modified in order to create a greater degree of consistency.

The process of periodic review and update, as spelled out in the MLUL, should address this issue. However, to ensure an appropriate process, County Plans need to be more focused on particular land use issues.

Provide comments and recommendations regarding State Agency implementation of the State Plan including any applicable agency or program, as well as make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.

Streamlining the NJDEP minor application process, as well as providing more realistic affordable housing regulations that are readily understood, is recommended.

Identify areas to be protected and areas where sprawl (low density auto -dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.

Does the municipality and/or county have the following?

Yes; Open Space Plan

Is the municipality a member of Sustainable Jersey?

Yes

If not, what are the reasons for not participating? Does the municipality have other environmental groups, such as, an Environmental Commission or a Green Team?

In addition, the Borough has a Green Team / Environmental Commission.

Please indicate your community's three most important local and regional land use planning goals and priorities:

- 1) Coordinate open space preservation and establish a town-wide open space network which connects local parks and open spaces through pedestrian linkages.
- 2) Traffic control to ensure vehicular volumes do not overwhelm the transportation network.
- 3) Balance residential densities and non-residential development to ensure a complementary and well-integrated land use arrangement.

Additional comments:

BERGEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

July 2025

Village of Ridgefield Park Cross-Acceptance Response Template

Respondent Identification

Your Municipality: Ridgefield Park

Your Name and Title: Kenneth Ochab, AICP, P.P. , Village Planning Consultant

Your Email: koaplan@optonline.net

Section 1: Consistency with The Preliminary State Plan

Indicate which documents the municipality or county has and the dates of adoption:

- | | |
|---|------|
| <input checked="" type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered | 2022 |
| <input type="checkbox"/> Master Plan Reexamination Report(s) | |
| <input type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32 | |
| <input checked="" type="checkbox"/> Land use map | 2022 |
| <input checked="" type="checkbox"/> Zoning Ordinance and other land development standards | 2023 |
| <input checked="" type="checkbox"/> Zoning map and schedule | 2023 |
| <input type="checkbox"/> Redevelopment Plans | |
| <input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans | 2024 |
| <input type="checkbox"/> Natural Resource Inventory | |
| <input checked="" type="checkbox"/> Recreation and Open Space Inventory (ROSI) | 2024 |
| <input checked="" type="checkbox"/> Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL) | NA |
| <input type="checkbox"/> Resource protection ordinances | |
|
 | |
| <input type="checkbox"/> Farmland Preservation/Agricultural Retention Plan | |
| <input type="checkbox"/> Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan) | |

BERGEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

July 2025

Review the ten goals in The Preliminary State Plan (pages 11-13) and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.

Village Master Plan and Zoning Ordinance are consistent with policy objectives.

If inconsistent how will the municipality or county become more aligned with the State goals and how will this be achieved? What is the predicted timeframe for greater consistency?

How well do the designated State Planning Areas (pages 71-76) suit the current and future development of your municipality and/or county?

Accurate designation.

Section 2: Agreements and Disagreements with The Preliminary State Plan

Provide a detailed discussion of any issues or recommendations to The Preliminary State Plan in order to better meet local needs.

Provide a detailed explanation of how municipal and county plans will be modified in order to create a greater degree of consistency.

The Village recently adopted a new Master Plan and completely rewritten zoning ordinance and plan. We are consistent.

Provide comments and recommendations regarding State Agency implementation of the State Plan including any applicable agency or program, as well as make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.

Identify areas to be protected and areas where sprawl (low density auto -dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.

Village has zoned all environmentally sensitive and recreational land as "open space". The zoning ordinance requires an open space corridor along the Hackensack River and Overpeck Creek to enhance open space and recreation.

BERGEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

July 2025

Does the municipality and/or county have the following?

Yes; Open Space Plan

Is the municipality a member of Sustainable Jersey?

Yes

If not, what are the reasons for not participating? Does the municipality have other environmental groups, such as, an Environmental Commission or a Green Team?

Please indicate your community's three most important local and regional land use planning goals and priorities:

- Maintain the existing small town setting by promoting a Village Center and reasonable housing costs.
 - Provide a strong downtown through a mix of retail and housing above the shops while also
 - Promoting multi-family housing on the downtown fringe.
- Increase affordable housing particularly to allow seniors to remain in the Village.

Additional comments:

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BERGEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

July 2025

Borough of River Edge Cross-Acceptance Response Template

Respondent Identification

Your Municipality: River Edge

Your Name and Title: Tom Behrens, P.P., AICP, Planning Consultant, Burgis Associates, Inc.

Your Email: tb@burgis.com

Section 1: Consistency with The Preliminary State Plan

Indicate which documents the municipality or county has and the dates of adoption:

- | | |
|--|------|
| <input checked="" type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered | 1984 |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s) | 2020 |
| <input checked="" type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32 | NA |
| <input checked="" type="checkbox"/> Land use map | 1984 |
| <input checked="" type="checkbox"/> Zoning Ordinance and other land development standards | 1986 |
| <input checked="" type="checkbox"/> Zoning map and schedule | 2024 |
| <input type="checkbox"/> Redevelopment Plans | |
| <input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans | 2020 |
| <input checked="" type="checkbox"/> Natural Resource Inventory | 2013 |
| <input checked="" type="checkbox"/> Recreation and Open Space Inventory (ROSI) | NA |
| <input checked="" type="checkbox"/> Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL) | NA |
| <input type="checkbox"/> Resource protection ordinances | |
|
 | |
| <input type="checkbox"/> Farmland Preservation/Agricultural Retention Plan | |
| <input checked="" type="checkbox"/> Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan) | NA |

BERGEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

July 2025

Review the ten goals in The Preliminary State Plan (pages 11-13) and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.

River Edge's adopted Master Plan documents are generally consistent with the broad State Plan goals. While the Borough recognizes the Statewide demand for housing, policies intended to address this need should be balanced with other local and regional land use goals and minimize impacts to fully developed, stable communities. Accessory dwelling units should not be implemented Statewide as a blanket proposition but should remain optional with State incentives. State Plan goals and policies regarding equity and impacts to overburdened communities warrant greater specificity. The Borough's adopted Land Use Plan is indicative of the community's balanced land use planning approach.

If inconsistent how will the municipality or county become more aligned with the State goals and how will this be achieved? What is the predicted timeframe for greater consistency?

N/A

How well do the designated State Planning Areas (pages 71-76) suit the current and future development of your municipality and/or county?

As indicated in the State Plan Map survey response submitted by the Borough, the State should consider revising the current PA-1 designations for Van Saun County Park and floodplain and wetland areas associated with the Hackensack River. Otherwise, the remaining areas of the Borough designated as PA-1 are appropriate.

Section 2: Agreements and Disagreements with The Preliminary State Plan

Provide a detailed discussion of any issues or recommendations to The Preliminary State Plan in order to better meet local needs.

The State's housing policies should be balanced with other land use goals and priorities at all levels. Given the diversity of communities in New Jersey, the State should not implement any blanket or general policies that permit accessory dwelling units in all communities without limitation or prohibit single-family zoning. Such policies should remain optional and encouraged through incentives. ADU's without deed restrictions are not necessarily "affordable". A prohibition of single-family zoning would in lieu of higher density higher throughout the State would exacerbate sprawl, strain municipal resources and services, generate increased traffic congestion and carbon emissions. The State Plan policies intended to address equity and overburdened communities warrant greater specificity in order to better identify and develop solutions for such issues.

BERGEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

July 2025

Provide a detailed explanation of how municipal and county plans will be modified in order to create a greater degree of consistency.

The Borough will adopt a new Housing Element and Fair Share Plan by the State-mandated June 30, 2025 deadline to satisfy its 4th Round affordable housing obligation. The Borough will continue to review and adjust its land use policies and development ordinances as appropriate to address new and emerging issues and minimize impacts to areas of stability in the community.

Provide comments and recommendations regarding State Agency implementation of the State Plan including any applicable agency or program, as well as make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.

The State Office of Planning Advocacy, County Planning Departments, Highlands Council and consultants assisting with the cross-acceptance process have made a tremendous effort to work within the extremely condensed timeframe within which to conduct this process. It appears the preparation of the plan and cross-acceptance process are being rushed to the detriment of the State given the ample time to prepare a new plan since the adoption of the last in 2001. The new State Plan should have preceded the 4th Round Housing legislation and allocation of municipal housing need numbers. The rollout of the new State Plan defies the logical order of plan implementation that municipalities are otherwise required to adhere to.

Identify areas to be protected and areas where sprawl (low density auto -dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.

The Borough is a fully developed community with a balanced land use plan that does not require any significant amendments at this time. As indicated previously, the Van Saun County Park and floodplains and wetlands areas associated with the Hackensack River should be removed from PA-1 and designated as open space or environmental resource areas.

Does the municipality and/or county have the following?

Yes; Open Space Plan, Open Space Tax

Is the municipality a member of Sustainable Jersey?

Yes

BERGEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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If not, what are the reasons for not participating? Does the municipality have other environmental groups, such as, an Environmental Commission or a Green Team?

Please indicate your community's three most important local and regional land use planning goals and priorities:

- Maintain the character and viability of established residential neighborhoods.
- Promote economic development to provide for a diversity of uses and nonresidential tax base and continue to provide a high level of municipal services to the community.
- Protect environmentally sensitive areas and implement land use policies and regulations that mitigate impacts of flooding and climate change.

Additional comments:

Language in the State Plan regarding "restrictive zoning" and themes related to equity and relief to overburdened communities read as general and subjective. State and regional housing policies should be implemented on balance with other regional planning goals and objectives and consider the developed realities of existing, mature communities, diversity of communities and contradictions among the State's policies themselves. The first sentence of the State Plan recognizes New Jersey as the most densely populated state in the Nation and with it, the implication of the inherent challenges of that distinction. Yet, the State's housing policies do not consider impacts to quality of life for existing residents and communities already burdened by relatively high regional density. Most of the State is auto-dependent with a poor intrastate public transportation network that should be improved prior to or while implementing policies that further increase traffic congestion.

BERGEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

July 2025



BERGEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

July 2025

Township of Rochelle Park Cross-Acceptance Response Template

Respondent Identification

Your Municipality: Township of Rochelle Park, Bergen County

Your Name / Title: Joe Burgis PP, AICP, Township Planner

Your Email Address: jhb@burgis.com

Section 1: Consistency with The Preliminary State Plan

Indicate which documents the municipality or county has and the dates of adoption:

<input checked="" type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered	1991
<input checked="" type="checkbox"/> Master Plan Reexamination Report(s)	2016
<input checked="" type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32	NA
<input checked="" type="checkbox"/> Land use map	2018
<input checked="" type="checkbox"/> Zoning Ordinance and other land development standards	First adopted in 1948. Land development amended in 2000.
<input checked="" type="checkbox"/> Zoning map and schedule	2016. Latest amendment 2020.
<input checked="" type="checkbox"/> Redevelopment Plans	Yes
<input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans	2020. In process of preparing new HE&FSP
<input checked="" type="checkbox"/> Natural Resource Inventory	NA
<input checked="" type="checkbox"/> Recreation and Open Space Inventory (ROSI)	Yes
<input checked="" type="checkbox"/> Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL)	Yes
<input checked="" type="checkbox"/> Resource protection ordinances	Historic Preservation, steep slopes, flood plain and wetlands protection, riparian zone protection, tree protection
<input checked="" type="checkbox"/> Farmland Preservation/Agricultural Retention Plan	NA
<input checked="" type="checkbox"/> Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)	Stormwater Management Plan; Capital Improvement Plan

BERGEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

July 2025

Review the ten goals in The Preliminary State Plan (pages 11-13) and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.

The Township's master plan is generally supportive of the ten goals in the Preliminary State Plan. Specifically, the Township planning has incorporated goals regarding the promotion of economic growth in its central commercial corridor, adopted a HE&FSP to address its affordable housing obligation and has also approved age-restricted housing development in the community, preserved properties for open space, promoted investment in various infrastructure improvements throughout the municipality, is in the process of addressing climate change issues and providing greater protections of natural resources, all in an effort to ensure a sound and integrated planning approach to the Township's efforts to improve the community.

If inconsistent how will the municipality or county become more aligned with the State goals and how will this be achieved? What is the predicted timeframe for greater consistency?

The Township's master plan takes into consideration the State's planning goals and is not inconsistent.

How well do the designated State Planning Areas (pages 71-76) suit the current and future development of your municipality and/or county?

The designated State Planning Area designations largely conform to the current and future development patterns of the Township.

Section 2: Agreements and Disagreements with The Preliminary State Plan

Provide a detailed discussion of any issues or recommendations to The Preliminary State Plan in order to better meet local needs.

The State Plan includes goals to protect environmentally sensitive areas which is fine, but there should be a caveat that these broad intentions are subject to site-specific features that warrant some flexibility when planning for individual site development. The State Plan should also include a detailed statement regarding the need to balance all statewide objectives to ensure that the emphasis on any one goal does not adversely impact other important goals that should carry equal weight with respect to a 'goals evaluation' process. This is particularly critical to ensure that a 'one size fits all' approach does not serve to negatively impact sound planning at the local level.

BERGEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

July 2025

Provide a detailed explanation of how municipal and county plans will be modified in order to create a greater degree of consistency.

The process of periodic review and update, as spelled out in the MLUL, should address this issue. However, to ensure an appropriate process, County Plans need to be more focused on particular land use issues.

Provide comments and recommendations regarding State Agency implementation of the State Plan including any applicable agency or program, as well as make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.

Streamlining the NJDEP minor application process, as well as providing more realistic affordable housing regulations that are readily understood, is recommended.

Identify areas to be protected and areas where sprawl (low density auto -dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.

Does the municipality and/or county have the following?

☒ Open Space Plan

☐ Open Space Tax

☐ Other

Is the municipality a member of Sustainable Jersey?

☒ Yes

☐ No

If not, what are the reasons for not participating? Does the municipality have other environmental groups, such as, an Environmental Commission or a Green Team?

The Township has an Environmental Commission.

BERGEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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Please indicate your community's three most important local and regional land use planning goals and priorities:

- Coordinate open space preservation and establish a town-wide open space network which connects local parks and open spaces through pedestrian linkages.
- Traffic control to ensure vehicular volumes do not overwhelm the transportation network.
- Balance residential densities and non-residential development to ensure a complementary and well-integrated land use arrangement.

Additional comments:

BERGEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

July 2025

Borough of Rutherford

Cross-Acceptance Response Template

Respondent Identification

Your Municipality: Rutherford

Your Name and Title: Rose Inguanti, Confidential Assistant and Land Use Recording Secretary

Your Email: ringuanti@rutherfordboronj.com

Section 1: Consistency with The Preliminary State Plan

Indicate which documents the municipality or county has and the dates of adoption:

- | | |
|--|------|
| <input checked="" type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered | 2007 |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s) | 2018 |
| <input checked="" type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32 | 2007 |
| <input checked="" type="checkbox"/> Land use map | 2007 |
| <input checked="" type="checkbox"/> Zoning Ordinance and other land development standards | 1998 |
| <input checked="" type="checkbox"/> Zoning map and schedule | 2007 |
| <input type="checkbox"/> Redevelopment Plans | |
| <input type="checkbox"/> Approved Housing Element and Fair Share Plans | |
| <input type="checkbox"/> Natural Resource Inventory | |
| <input type="checkbox"/> Recreation and Open Space Inventory (ROSI) | |
| <input checked="" type="checkbox"/> Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL) | |
| <input type="checkbox"/> Resource protection ordinances | |
| <input type="checkbox"/> Farmland Preservation/Agricultural Retention Plan | |
| <input checked="" type="checkbox"/> Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan) | |

BERGEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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Review the ten goals in The Preliminary State Plan (pages 11-13) and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.

The Borough of Rutherford adopted its Master Plan in 2007 and engaged in a re-exam in 2017-

18. Interestingly, very little had changed in the Borough in those ten years. This was in part due to the housing bubble, the Encap debacle, the great recession and the COAH “gap years”. Since 2017 the Borough has been discovered by developers both big and small. A number of redevelopment areas have been identified with two projects completed. The Borough’s Master Plan, where applicable, aligns with the ten goals of the State Plan specifically: Economic Development, Housing, Infrastructure, Revitalization and Re-centering, Pollution and Environmental Clean-Up, Historic and Scenic Resources, Sound and Integrated Planning. However, the goals for Climate Change and Equity will need to be updated in the borough’s next Master Plan.

If inconsistent how will the municipality or county become more aligned with the State goals and how will this be achieved? What is the predicted timeframe for greater consistency?

The Borough will engage in a process to update its Master Plan in the next year and can include more specific goals related to Climate Change and Equity.

How well do the designated State Planning Areas (pages 71-76) suit the current and future development of your municipality and/or county?

Rutherford is an inner ring suburb in south west Bergen County within State Planning Area 1.

The Borough aligns most accurately with the following intent for Municipal Planning area 1

identified in the State Plan. Promote growth that occurs in Centers, other appropriate areas

that are pedestrian friendly, and in compact transit-oriented forms; Rutherford’s planning

and zoning code, overseen in the 1930’s and 40’s by Edgar Williams, brother to poet William

Carlos Williams, was ahead of its time. It was his and other Borough leaders who guided the

Borough’s growth and development as a walkable, commuter town. The Borough’s downtown

centers around the WWI monument and spokes out into distinct, yet walkable neighborhoods.

The borough has successfully created zoning that allows for different housing types and

BERGEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

July 2025

multi-

family dwellings. Please see section 2 for disagreements and recommendations related to the

Area 1 goals and the potential for conflict with the stated goals.

Section 2: Agreements and Disagreements with The Preliminary State Plan

Provide a detailed discussion of any issues or recommendations to The Preliminary State Plan in order to better meet local needs.

The “intent” for Area 1 is that it provide for “much of the state’s future growth” while simultaneously “preventing gentrification and displacement, rebalancing natural systems and protecting and enhancing the character of existing stable communities.” These priorities cannot comfortably co-exist. Furthermore, the plan provides little guidance on how these intentions can be met by local officials. Rutherford has almost no vacant land. Development occurs primarily through the acquisition of neighboring property by developers and subsequent requests by those developers for redevelopment designations. The Borough has not shied away from the need to redevelop. However, land is a scarce resource in an inner ring suburb like Rutherford. Its ability to absorb additional development is limited. The State Plan should not look solely to Area 1 for the state’s growth, instead facilitating Smart Growth in other urban and larger suburban corridors.

Provide a detailed explanation of how municipal and county plans will be modified in order to create a greater degree of consistency.

Rutherford’s planning documents have and will continue to promote and provide for small scale, in-fill development that serves to protect and enhance its character as an existing, stable community.

Provide comments and recommendations regarding State Agency implementation of the State Plan including any applicable agency or program, as well as make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.

The stability of Rutherford derives from the thoughtful and localized zoning decisions that occurred over many decades. Those decisions allowed for varied housing types, including multifamily housing located along commuter corridors. Simultaneously, industrial development was located across Rt 17 in a non-residential area which at this time is under the jurisdiction of the NJSEA. Future development within this zoning area should be coordinated with the Borough and NJSEA to protect and enhance Rutherford’s character as an existing stable community.

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Identify areas to be protected and areas where sprawl (low density auto -dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.

SPRAWL: Residential development within Rutherford in the area east of Route 17 could result in

sprawl and auto oriented development that would change the character of Rutherford as a

walkable, pedestrian friendly community.

ENVIRONMENTAL VULNERABILITY: This area is the watershed for upland Rutherford and a flood

zone for the Hackensack River. It also contains the Berry's Creek Super-Fund site.

Does the municipality and/or county have the following?

Yes; Open Space Plan, Open Space Tax

Is the municipality a member of Sustainable Jersey?

Yes

If not, what are the reasons for not participating? Does the municipality have other environmental groups, such as, an Environmental Commission or a Green Team?

Please indicate your community's three most important local and regional land use planning goals and priorities:

1. Preserve the quality of life for Rutherford residents through thoughtful and small-scale infill development
2. Protect and enhance open space and recreational areas for the health and wellbeing of all Rutherford's residents
3. Avoid large scale development that will overwhelm our schools, recreation facilities and infrastructure.

Additional comments:

BERGEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

July 2025

Borough of Saddle River Cross-Acceptance Response Template

Respondent Identification

Your Municipality: Borough of Saddle River, Bergen County

Your Name and Title: Joe Burgis PP, AICP, Borough Planner

Your Email: jhb@burgis.com

Section 1: Consistency with The Preliminary State Plan

Indicate which documents the municipality or county has and the dates of adoption:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered | 2010 |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s) | 2012 |
| <input checked="" type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32 | NA |
| <input checked="" type="checkbox"/> Land use map | 2020 |
| <input checked="" type="checkbox"/> Zoning Ordinance and other land development standards | 2020 |
| <input checked="" type="checkbox"/> Zoning map and schedule | 2014 |
| <input checked="" type="checkbox"/> Redevelopment Plans | |
| <input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans | 2019, in process or preparing new HEFSP |
| <input checked="" type="checkbox"/> Natural Resource Inventory | |
| <input checked="" type="checkbox"/> Recreation and Open Space Inventory (ROSI) | |
| <input checked="" type="checkbox"/> Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL) | 2012 |
| <input checked="" type="checkbox"/> Resource protection ordinances | Historic Preservation ordinance, Steep slope ordinance, floodplain ordinance, wetlands protection ordinance, tree protection ordinance |
| <input checked="" type="checkbox"/> Farmland Preservation/Agricultural Retention Plan | 2014 |
| <input checked="" type="checkbox"/> Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan) | SWM plan, Capital improvement plan |

BERGEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

July 2025

Review the ten goals in The Preliminary State Plan (pages 11-13) and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.

The Borough's master plan is generally supportive of the ten goals in the Preliminary State Plan. Specifically, the Borough planning has incorporated goals regarding the promotion of economic growth in its central commercial corridor, adopted a HE&FSP to address its affordable housing obligation and has also approved age-restricted housing development in the community, preserved properties for open space, promoted investment in various infrastructure improvements throughout the municipality, is in the process of addressing climate change issues and providing greater protections of natural resources, all in an effort to ensure a sound and integrated planning approach to the Borough's efforts to improve the community.

If inconsistent how will the municipality or county become more aligned with the State goals and how will this be achieved? What is the predicted timeframe for greater consistency?

The Borough's master plan take's into consideration the State's planning goals and is not inconsistent.

How well do the designated State Planning Areas (pages 71-76) suit the current and future development of your municipality and/or county?

The designated State planning Area designations largely conform to the current and future development patterns of the Borough.

Section 2: Agreements and Disagreements with The Preliminary State Plan

Provide a detailed discussion of any issues or recommendations to The Preliminary State Plan in order to better meet local needs.

The State Plan includes goals to protect environmentally sensitive areas which is fine, but there should be a caveat that these broad intentions are subject to site-specific features that warrant some flexibility when planning for individual site development. The State Plan should also include a detailed statement regarding the need to balance all statewide objectives to ensure that the emphasis on any one goal does not adversely impact other important goals that should carry equal weight with respect to a 'goals evaluation' process. This is particularly critical to ensure that a 'one size fits all' approach does not serve to negatively impact sound planning at the local level.

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July 2025

Provide a detailed explanation of how municipal and county plans will be modified in order to create a greater degree of consistency.

The process of periodic review and update, as spelled out in the MLUL, should address this issue. However, to ensure an appropriate process, County Plans need to be more focused on particular land use issues.

Provide comments and recommendations regarding State Agency implementation of the State Plan including any applicable agency or program, as well as make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.

Streamlining the NJDEP minor application process, as well as providing more realistic affordable housing regulations that are readily understood, is recommended.

Identify areas to be protected and areas where sprawl (low density auto -dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.

Does the municipality and/or county have the following?

☒ Open Space Plan

☐ Open Space Tax

☐ Other

Is the municipality a member of Sustainable Jersey?

☒ Yes

☐ No

If not, what are the reasons for not participating? Does the municipality have other environmental groups, such as, an Environmental Commission or a Green Team?

The Borough has a Green Team and an Environmental Commission.

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Please indicate your community's three most important local and regional land use planning goals and priorities:

- 1) Coordinate open space preservation and establish a town-wide open space network which connects local parks and open spaces through pedestrian linkages.
- 2) Traffic control to ensure vehicular volumes do not overwhelm the transportation network.
- 3) Balance residential densities and non-residential development to ensure a complementary and well-integrated land use arrangement.

Additional comments:

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July 2025

Borough of Tenaflly

Cross-Acceptance Response Template

Respondent Identification

Your Municipality: Tenaflly

Your Name and Title: David Novak PP, AICP

Your Email: dn@burgis.com

Section 1: Consistency with The Preliminary State Plan

Indicate which documents the municipality or county has and the dates of adoption:

- | | |
|--|------|
| <input checked="" type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered | 2013 |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s) | 2023 |
| <input checked="" type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32 | NA |
| <input checked="" type="checkbox"/> Land use map | 2013 |
| <input checked="" type="checkbox"/> Zoning Ordinance and other land development standards | 2025 |
| <input checked="" type="checkbox"/> Zoning map and schedule | NA |
| <input type="checkbox"/> Redevelopment Plans | |
| <input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans | 2023 |
| <input type="checkbox"/> Natural Resource Inventory | |
| <input type="checkbox"/> Recreation and Open Space Inventory (ROSI) | |
| <input checked="" type="checkbox"/> Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL) | 2012 |
| <input type="checkbox"/> Resource protection ordinances | |
|
 | |
| <input type="checkbox"/> Farmland Preservation/Agricultural Retention Plan | |
| <input checked="" type="checkbox"/> Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan) | |

BERGEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

July 2025

Review the ten goals in The Preliminary State Plan (pages 11-13) and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.

The Borough's goals reflect the overarching goals of the State Plan.

If inconsistent how will the municipality or county become more aligned with the State goals and how will this be achieved? What is the predicted timeframe for greater consistency?

The Borough will adopt a new HE&FSP as required.

How well do the designated State Planning Areas (pages 71-76) suit the current and future development of your municipality and/or county?

The State Planning Areas reflect the existing development pattern of the community.

Section 2: Agreements and Disagreements with The Preliminary State Plan

Provide a detailed discussion of any issues or recommendations to The Preliminary State Plan in order to better meet local needs.

The Borough urges that the state not take a one-size-fits-all approach in regard to accessory apartments and home businesses.

Provide a detailed explanation of how municipal and county plans will be modified in order to create a greater degree of consistency.

The Borough will adopt a new HE&FSP as required by the FHA.

Provide comments and recommendations regarding State Agency implementation of the State Plan including any applicable agency or program, as well as make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.

The Borough encourages the NJDEP expedite its review process.

Identify areas to be protected and areas where sprawl (low density auto -dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.

There are no remaining opportunities for sprawl remaining in the Borough.

Does the municipality and/or county have the following?

Yes; Open Space Plan, Open Space Tax

BERGEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

July 2025

Is the municipality a member of Sustainable Jersey?

Yes

If not, what are the reasons for not participating? Does the municipality have other environmental groups, such as, an Environmental Commission or a Green Team?

Please indicate your community's three most important local and regional land use planning goals and priorities:

- Providing opportunities for balanced economic growth
- Flooding and stormwater management
- Maintaining the existing patterns of development

Additional comments:

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BERGEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

July 2025

Borough of Teterboro

Cross-Acceptance Response Template

Respondent Identification

Your Municipality: Borough of Teterboro, Bergen County

Your Name / Title: Joe Burgis PP, AICP, Borough Planner

Your Email Address: jhb@burgis.com

Section 1: Consistency with The Preliminary State Plan

Indicate which documents the municipality or county has and the dates of adoption:

<input checked="" type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered	1977, 1994, 1997 Land Use Element
<input checked="" type="checkbox"/> Master Plan Reexamination Report(s)	2016
<input checked="" type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32	NA
<input checked="" type="checkbox"/> Land use map	2013
<input checked="" type="checkbox"/> Zoning Ordinance and other land development standards	1999
<input checked="" type="checkbox"/> Zoning map and schedule	2015
<input checked="" type="checkbox"/> Redevelopment Plans	Yes
<input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans	2017. In process of preparing new HE&FSP
<input checked="" type="checkbox"/> Natural Resource Inventory	NA
<input checked="" type="checkbox"/> Recreation and Open Space Inventory (ROSI)	NA
<input checked="" type="checkbox"/> Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL)	Yes
<input checked="" type="checkbox"/> Resource protection ordinances	Steep slopes, flood plain and wetlands protection, riparian zone protection
<input checked="" type="checkbox"/> Farmland Preservation/Agricultural Retention Plan	NA
<input type="checkbox"/> Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)	Stormwater Management Plan; Capital Improvement Plan

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July 2025

Review the ten goals in The Preliminary State Plan (pages 11-13) and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.

The Borough's master plan is generally supportive of the ten goals in the Preliminary State Plan. Specifically, the Borough planning has incorporated goals regarding the promotion of economic growth in its central commercial corridor, adopted a HE&FSP to address its affordable housing obligation and has also approved age-restricted housing development in the community, preserved properties for open space, promoted investment in various infrastructure improvements throughout the municipality, is in the process of addressing climate change issues and providing greater protections of natural resources, all in an effort to ensure a sound and integrated planning approach to the Borough's efforts to improve the community.

If inconsistent how will the municipality or county become more aligned with the State goals and how will this be achieved? What is the predicted timeframe for greater consistency?

The Borough's master plan takes into consideration the State's planning goals and is not inconsistent.

How well do the designated State Planning Areas (pages 71-76) suit the current and future development of your municipality and/or county?

The designated State Planning Area designations largely conform to the current and future development patterns of the Borough.

Section 2: Agreements and Disagreements with The Preliminary State Plan

Provide a detailed discussion of any issues or recommendations to The Preliminary State Plan in order to better meet local needs.

The State Plan includes goals to protect environmentally sensitive areas which is fine, but there should be a caveat that these broad intentions are subject to site-specific features that warrant some flexibility when planning for individual site development. The State Plan should also include a detailed statement regarding the need to balance all statewide objectives to ensure that the emphasis on any one goal does not adversely impact other important goals that should carry equal weight with respect to a 'goals evaluation' process. This is particularly critical to ensure that a 'one size fits all' approach does not serve to negatively impact sound planning at the local level.

Provide a detailed explanation of how municipal and county plans will be modified in

BERGEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

July 2025

order to create a greater degree of consistency.

The process of periodic review and update, as spelled out in the MLUL, should address this issue. However, to ensure an appropriate process, County Plans need to be more focused on particular land use issues.

Provide comments and recommendations regarding State Agency implementation of the State Plan including any applicable agency or program, as well as make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.

Streamlining the NJDEP minor application process, as well as providing more realistic affordable housing regulations that are readily understood, is recommended.

Identify areas to be protected and areas where sprawl (low density auto -dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.

Does the municipality and/or county have the following?

☒ Open Space Plan

☐ Open Space Tax

☒ Other

Is the municipality a member of Sustainable Jersey?

☒ Yes

☐ No

If not, what are the reasons for not participating? Does the municipality have other environmental groups, such as, an Environmental Commission or a Green Team?

The Borough has an Environmental Commission.

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Please indicate your community's three most important local and regional land use planning goals and priorities:

- Coordinate open space preservation and establish a town-wide open space network which connects local parks and open spaces through pedestrian linkages.
- Traffic control to ensure vehicular volumes do not overwhelm the transportation network.
- Balance residential densities and non-residential development to ensure a complementary and well-integrated land use arrangement.

Additional comments:

BERGEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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Borough of Upper Saddle River

Cross-Acceptance Response Template

Respondent Identification

Your Municipality: Upper Saddle River

Your Name and Title: T. F. Preusch, Borough Administrator

Your Email: Administrator@usrtoday.org

Section 1: Consistency with The Preliminary State Plan

Indicate which documents the municipality or county has and the dates of adoption:

- | | |
|--|---------------------|
| <input checked="" type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered | 2018 |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s) | 2016 |
| <input checked="" type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32 | NA |
| <input checked="" type="checkbox"/> Land use map | 2018 |
| <input checked="" type="checkbox"/> Zoning Ordinance and other land development standards | 1971 |
| <input checked="" type="checkbox"/> Zoning map and schedule | 2014 |
| <input type="checkbox"/> Redevelopment Plans | |
| <input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans | 2020; 2025, ongoing |
| <input checked="" type="checkbox"/> Natural Resource Inventory | NA |
| <input checked="" type="checkbox"/> Recreation and Open Space Inventory (ROSI) | NA |
| <input checked="" type="checkbox"/> Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL) | NA |
| <input checked="" type="checkbox"/> Resource protection ordinances | |
|
 | |
| <input checked="" type="checkbox"/> Farmland Preservation/Agricultural Retention Plan | NA |
| <input checked="" type="checkbox"/> Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan) | |

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Review the ten goals in The Preliminary State Plan (pages 11-13) and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.

The Borough's master plan is generally supportive of the ten goals in the Preliminary State Plan. Specifically, the Borough planning has incorporated goals regarding the promotion of economic growth in its central commercial corridor, adopted a HE&FSP to address its affordable housing obligation and has also approved age-restricted housing development in the community, preserved properties for open space, promoted investment in various infrastructure improvements throughout the municipality, is in the process of addressing climate change issues and providing greater protections of natural resources, all in an effort to ensure a sound and integrated planning approach to the Borough's efforts to improve the community.

If inconsistent how will the municipality or county become more aligned with the State goals and how will this be achieved? What is the predicted timeframe for greater consistency?

The Borough's master plan takes into consideration the State's planning goals and is not inconsistent.

How well do the designated State Planning Areas (pages 71-76) suit the current and future development of your municipality and/or county?

The designated State Planning Area designations largely conform to the current and future development patterns of the Borough.

Section 2: Agreements and Disagreements with The Preliminary State Plan

Provide a detailed discussion of any issues or recommendations to The Preliminary State Plan in order to better meet local needs.

The State Plan includes goals to protect environmentally sensitive areas, which is fine, but there should be a caveat that these broad intentions are subject to site-specific features that warrant some flexibility when planning for individual site development. The State Plan should also include a detailed statement regarding the need to balance all statewide objectives to ensure that the emphasis on any one goal does not adversely impact other important goals that should carry equal weight with respect to a 'goals evaluation' process. This is particularly critical to ensure that a 'one size fits all' approach does not serve to negatively impact sound planning at the local level.

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Provide a detailed explanation of how municipal and county plans will be modified in order to create a greater degree of consistency.

The process of periodic review and update, as spelled out in the MLUL, should address this issue. However, to ensure an appropriate process, County Plans need to be more focused on particular land use issues.

Provide comments and recommendations regarding State Agency implementation of the State Plan including any applicable agency or program, as well as make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.

Streamlining the NJDEP minor application process, as well as providing more realistic affordable housing regulations that are readily understood, is recommended.

Identify areas to be protected and areas where sprawl (low density auto -dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.

Does the municipality and/or county have the following?

Yes; Open Space Plan

Is the municipality a member of Sustainable Jersey?

Yes

If not, what are the reasons for not participating? Does the municipality have other environmental groups, such as, an Environmental Commission or a Green Team?

The Borough has a Green Team and an Environmental Commission.

Please indicate your community's three most important local and regional land use planning goals and priorities:

- 1) Coordinate open space preservation and establish a town-wide open space network which connects local parks and open spaces through pedestrian linkages.
- 2) Traffic control to ensure vehicular volumes do not overwhelm the transportation network.
- 3) Balance residential densities and non-residential development to ensure a complementary and well-integrated land use arrangement.

Additional comments:

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July 2025

Borough of Waldwick

Cross-Acceptance Response Template

Respondent Identification

Your Municipality: Borough of Waldwick

Your Name and Title: Steven J. Neale, Borough Administrator

Your Email: SNeale@waldwicknj.gov

Section 1: Consistency with The Preliminary State Plan

Indicate which documents the municipality or county has and the dates of adoption:

- | | |
|---|---------------------|
| <input checked="" type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered | 1976 |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s) | 2018 |
| <input checked="" type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32 | 1955 |
| <input checked="" type="checkbox"/> Land use map | 1976 |
| <input checked="" type="checkbox"/> Zoning Ordinance and other land development standards | 2024 |
| <input checked="" type="checkbox"/> Zoning map and schedule | 2022 |
| <input type="checkbox"/> Redevelopment Plans | |
| <input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans | 2018; 2025, ongoing |
| <input type="checkbox"/> Natural Resource Inventory | NA |
| <input checked="" type="checkbox"/> Recreation and Open Space Inventory (ROSI) | 1989 |
| <input checked="" type="checkbox"/> Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL) | 2024 |
| <input checked="" type="checkbox"/> Resource protection ordinances | |
|
 | |
| <input type="checkbox"/> Farmland Preservation/Agricultural Retention Plan | |
| <input type="checkbox"/> Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan) | |

BERGEN COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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Review the ten goals in The Preliminary State Plan (pages 11-13) and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.

Waldwick supports inclusive economic growth through updated zoning and land use policies. The Borough is committed to meeting diverse housing needs, including the adoption of Affordable Housing Overlay Zones. Infrastructure efforts prioritize walkability and transit oriented development, especially around the NJ Transit station. Waldwick encourages sustainable practices, participates in Sustainable Jersey, and complies with NJDEP stormwater rules. The Borough actively preserves open space and has a plan to guide future acquisitions. Environmental clean-up efforts continue, with redevelopment areas in progress and promotion of low-impact development. Historic preservation remains important, with the Waldwick Train Station on the National Register of Historic Places. Waldwick ensures access to green space, clean resources, and public transit for all residents, while coordinating local plans with regional goals.

If inconsistent how will the municipality or county become more aligned with the State goals and how will this be achieved? What is the predicted timeframe for greater consistency?

Waldwick's Master Plan vision and goals reflect the State Plan goals to provide for sustainable, transit-oriented development, recognizing environmental constraints, while seeking to promote economic development in appropriate areas, provide for diversity of housing types and provide for open space preservation and recreation. The goals of the Master Plan align with the State Plan goals.

How well do the designated State Planning Areas (pages 71-76) suit the current and future development of your municipality and/or county?

The Borough of Waldwick is primarily located within a Metropolitan Planning Area 1 (PA1), with the exception of a portion in the western section of the Borough that falls within an Environmentally Sensitive Planning Area 5 (PA5). This PA5-designated area encompasses preserved municipal parkland through which the Saddle River flows laterally. PA1 is designated by the State for compact development and redevelopment, making it well-suited to support both current and future growth. Given these planning area designations, no changes to Waldwick's State Planning Area classification are proposed or necessary at this time.

Section 2: Agreements and Disagreements with The Preliminary State Plan

Provide a detailed discussion of any issues or recommendations to The Preliminary State Plan in order to better meet local needs.

There are no issues or alternatives being presented or proposed by Waldwick.

The Planning Area designations are aligned with the distinctive geographical and developmental characteristics of Waldwick. Specifically, these designations correspond to the waterbodies and environmentally sensitive areas in the western portion of the Borough and the densely

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developed areas throughout the remainder of the Borough. These designations reflect the current development patterns and are consistent with the anticipated growth and future development objectives within the Borough. In light of this, the Borough does not propose any changes to the State Plan Policy Map during the Cross-Acceptance process.

Provide a detailed explanation of how municipal and county plans will be modified in order to create a greater degree of consistency.

Waldwick's visions and goals reflect the State Plan goals to provide for a diverse cross-section of residents, businesses, and visitors with a focus on transit-oriented development, accessibility, sustainability, affordability, cultural enhancement, and environmental and scenic preservation, while maintaining its small-town character. As such, no modifications are necessary.

Provide comments and recommendations regarding State Agency implementation of the State Plan including any applicable agency or program, as well as make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.

Waldwick has no comments or recommendations regarding State Agency implementation of the State Plan and feels the implementation strategies outlined in the Preliminary State Plan are adequate at all levels of government.

Identify areas to be protected and areas where sprawl (low density auto -dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.

The Borough of Waldwick is a primarily residential, built-out community. The Borough aims to support future housing in areas that have adequate pedestrian access to public transportation and other amenities.

Waldwick has two major waterways flowing laterally through the Borough: Saddle River and Ho-Ho-Kus Brook. The majority of the Special Flood Hazard Areas and floodway are located within conservation easements, municipal parks and open space, County-owned land, and semi-public lands, as shown on the Open Space Map. The Borough has adopted ordinances implementing NJDEP's stormwater management regulations. Waldwick's recently adopted 2025 Open Space and Recreation Plan identifies areas to prioritize further preservation of lands where flooding or other environmental concerns are present. The Borough also has adopted ordinances implementing NJDEP's stormwater management regulations, and to protect riparian zones.

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Does the municipality and/or county have the following?

Yes; Open Space Plan, Open Space Tax

Is the municipality a member of Sustainable Jersey?

Yes

If not, what are the reasons for not participating? Does the municipality have other environmental groups, such as, an Environmental Commission or a Green Team?

n/a; Waldwick has an Environmental Advisory Committee.

Please indicate your community's three most important local and regional land use planning goals and priorities:

- 1) Encourage compatible land use development while maintaining the residential character of the Borough.
- 2) Promote policies, programs, and physical improvements to provide safe streets and encourage a variety of multi-modal transportation options for all Borough residents.
- 3) Continue to advance the downtown area through smart, transit-oriented, mixed-use development, promoting the Borough's New Jersey Transit rail station as an important asset to residence, businesses, and economic growth.

Additional comments:

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Borough of Wallington

Cross-Acceptance Response Template

Respondent Identification

Your Municipality: Borough of Wallington

Your Name / Title: David Juzmeski, PE, PP, Borough Engineer

Your Email Address: djzumeski@negliagroup.com

Section 1: Consistency with The Preliminary State Plan

Indicate which documents the municipality or county has and the dates of adoption:

- | | |
|--|-------------------------------|
| <input checked="" type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered | 12/1/1979 |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s) | 12/15/2020 |
| <input type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32 | Click or tap to enter a date. |
| <input checked="" type="checkbox"/> Land use map | 10/20/2020 |
| <input checked="" type="checkbox"/> Zoning Ordinance and other land development standards | 2/28/2013 |
| <input checked="" type="checkbox"/> Zoning map and schedule | 3/4/1982 |
| <input checked="" type="checkbox"/> Redevelopment Plans | 9/5/2024 |
| <input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans | 4/10/2020 |
| <input type="checkbox"/> Natural Resource Inventory | Click or tap to enter a date. |
| <input checked="" type="checkbox"/> Recreation and Open Space Inventory (ROSI) | 5/5/2025 |
| <input checked="" type="checkbox"/> Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL) | 9/5/2024 |
| <input checked="" type="checkbox"/> Resource protection ordinances | 4/25/2024 |
| <input type="checkbox"/> Farmland Preservation/Agricultural Retention Plan | Click or tap to enter a date. |
| <input checked="" type="checkbox"/> Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan) | 1/16/2025 |

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Review the ten goals in The Preliminary State Plan (pages 11-13) and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.

We have reviewed the ten goals and can state that the Borough through their current Master Plan and subsequent Re-examinations, along with adoption of current Stormwater control ordinances, pet waste ordinance, wildlife feeding ordinances, litter control ordinances, land use ordinances, tree replacement ordinances, dedication to addressing climate change, infrastructure improvements, etc. are consistent with the ten goals outlined in the Preliminary State Plan.

If inconsistent how will the municipality or county become more aligned with the State goals and how will this be achieved? What is the predicted timeframe for greater consistency?

N/A

How well do the designated State Planning Areas (pages 71-76) suit the current and future development of your municipality and/or county?

The map illustrates Development Growth between 1986-2002 that do not reflect existing conditions, at this time. Specific from Spring Street and with the Bergen County Park property.

Section 2: Agreements and Disagreements with The Preliminary State Plan

Provide a detailed discussion of any issues or recommendations to The Preliminary State Plan in order to better meet local needs.

The map illustrates Development Growth between 1986-2002 that do not reflect existing conditions, at this time. Specific from Spring Street and with the Bergen County Park property.

Provide a detailed explanation of how municipal and county plans will be modified in order to create a greater degree of consistency.

As noted above, the Borough is consistent with the State Planning Goals. However, the Borough is active in updating their Master Plan as needed and in accordance with standard requirements.

Provide comments and recommendations regarding State Agency implementation of the State Plan including any applicable agency or program, as well as make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.

As noted above, the Borough is consistent with the State Planning Goals. However, the Borough is active in updating their Master Plan as needed and in accordance with standard requirements.

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Identify areas to be protected and areas where sprawl (low density auto -dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.

The Borough's goal is to protect established residential communities throughout the Borough. Areas along the Passaic River are susceptible to flooding. The Borough has been designing and installing stormwater infrastructure to mitigate flooding, while implementing NJDEP established rules and guidelines to reduce flooding impacts to all residents and property owners.

Does the municipality and/or county have the following?

N/A

☐ Open Space Plan

☐ Open Space Tax

☐ Other

Is the municipality a member of Sustainable Jersey?

☐ Yes

☒ No

If not, what are the reasons for not participating? Does the municipality have other environmental groups, such as, an Environmental Commission or a Green Team?

Please indicate your community's three most important local and regional land use planning goals and priorities:

-To preserve existing land use in an attractive and viable condition.

-To control redevelopment so that it is compatible with, and/or enhances, existing land uses and is in accordance with the Master Plan.

-To channel redevelopment so that it is a maximum benefit to Wallington's present and future population.

Additional comments:

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Borough of Westwood

Cross-Acceptance Response Template

Respondent Identification

Your Municipality: Borough of Westwood, Bergen County

Your Name / Title: Karen Hughes, Assistant Borough Administrator

Your Email Address: khughes@westwoodnj.gov

Section 1: Consistency with The Preliminary State Plan

Indicate which documents the municipality or county has and the dates of adoption:

Master Plan	10/1993
Amended LUP	7/2023
Master Plan Reexamination Report	6/2020
Official Map	n/a
Land Use Map	7/2023
Zoning Ordinance and Other	Zoning ordinance and
Land Development Standards	Standards updated regularly
Zoning Map and Schedule	Map 2008; Schedule updated regularly
Redevelopment Plans	n/a
Approved Housing Element and Fair Share Plan	Last amended 2019; Round 4 in progress
Natural Resource Inventory	n/a
Recreation and Open Space Inventory (ROSI)	2008
Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local	
Redevelopment and Housing Law (LRHL)	n/a
Resource Protection Ordinance -	
Hazard Vulnerability Assessment	7/2023

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Farmland Preservation/Agricultural Retention Plan	n/a
Stormwater Control	2021
Flood Damage Prevention	2019; currently under review
Capital Improvement Plan	Updated annually
Shade Tree Ordinance	2011; recently reviewed by DEP and approved as is
Historic Preservation Commission	2008

Review the ten goals in The Preliminary State Plan (pages 11-13) and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.

The Borough of Westwood is a suburban community located in Bergen County, New Jersey, approximately 15 miles northwest of New York City. The borough encompasses 2.3 square miles and is characterized by a mix of residential, commercial, and public spaces. It serves as a regional hub within the Pascack Valley area, featuring a well-developed downtown district, schools, and critical infrastructure that support both local and surrounding communities.

Census statistics show that Westwood has grown organically over the past several decades, at a rate that is sustainable based on the acreage, density and infrastructure of the borough. Demographically, the Borough mirrors NJ's demographic growth.

Westwood has a well-defined Master Plan that provides for the economic development of its central business district through carefully chosen and frequently refreshed categories that allow for a healthy mix of retail, restaurants, services, educational/lifestyle/instructional, and residential uses at a scale and intensity that is balanced with the established context of the community.

The housing stock ranges from single family homes to multi-unit apartment complexes and condominiums at varied price points. Census statistics show a multi-generational, culturally- and racially-diverse population in the borough. Westwood led the way in age-friendliness through the creation of substantial age restricted affordable housing in Westwood House and most recently through a 2015 Taub Foundation Grant that launched the Westwood for All Ages initiative, whose efforts resulted in a more accessible community for every age level. It effectively balances density with infrastructure capability, resulting in a healthy, sustainable built environment. Westwood has met and exceeded its Third Round Realistic Development Potential for the development of affordable housing by planning incrementally for such development through infill development on balance with the capacities of the Borough's infrastructure.

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The Borough's effective Master Plan has limited vacant and abandoned property issues. The former landfill in the Borough has been revitalized into a comprehensive recreation facility. Redevelopment of underperforming assets has contributed significantly to the Borough's organic growth pattern, since there is essentially no vacant property left in the borough.

Westwood's sound and integrated planning has balanced development with open space and recreation resources. There are ample opportunities for all community members to equitably engage on a level playing field economically, socially, and politically; to find affordable housing at their price point; and to work within the community.

In short, Westwood inherently mirrors The Plan's goals while maintaining the character of the Borough, thanks to decades of solid planning and naturally unfolding growth. We firmly believe that the manipulation required in The Plan to achieve these goals elsewhere in the state is counter to sound planning principles, where long-term growth planning is necessarily a local and hyper-regional process based on the area's unique local circumstances.

Furthermore, we are concerned by The Plan's unrealistic concepts that defy not just sound planning principles but at times sound fiscal responsibility.

Asking municipalities to "focus on redesigning underutilized areas for private development and investment" (pg. 12) diverts limited tax funds to a task that is the responsibility of the developer. Transitioning to a "100% clean energy system" is admirably aspirational, but with no support infrastructure in place and no clear schedule for implementing a framework to achieve this goal, encouraging municipalities to change zoning at this time is a waste of resources.

If inconsistent how will the municipality or county become more aligned with the State goals and how will this be achieved? What is the predicted timeframe for greater consistency?

Page 59 of The Plan states, "Apply design principles to create and preserve spatially defined, visually appealing, functionally efficient places in ways that establish a recognizable identity, create a distinct character, and maintain a human scale." Page 61 urges, "Consider the scale and character of the surrounding fabric." Page 69 encourages "Contextually appropriate density" and planning "to maintain or enhance the existing character." Westwood has done all of this and more, in its own unique way in response to local context, as have many of the State's municipalities by local planning. Why must municipalities then strive for greater consistency to fit into the State's proposed cookie-cutter mold [with broad aspirational goals without balancing them with a locations character, contextually appropriate density and balance of land uses] when we are already meeting the spirit of The Plan [through incremental planning]?

How well do the designated State Planning Areas (pages 71-76) suit the current and future development of your municipality and/or county?

Westwood falls in the Metropolitan Planning Area (PA1), as does all of Bergen County. The intent for PA1 is "to provide for much of the state's future growth in compact development and

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redevelopment.” Bergen County is already the fourth most-dense county in the state. Of its 70 municipalities, only 6 have a lower population density than the state average. Most are significantly higher than the state average. Saturation is defined in the Oxford Dictionary as “the state or process that occurs when no more of something can be absorbed, combined with, or added” and “to a very full extent, especially beyond the point regarded as necessary or desirable.” Page 11 of The Plan decries “shifting the growth burden to already overburdened high-density residential areas.” Yet the intent of The Plan is to do exactly that. We believe these State Planning Areas are ill-conceived and contradictory without an understanding of contextually appropriate planning.

As one of the first counties incorporated in New Jersey, Bergen’s infrastructure is aged. The cost to expand its water, electric, sewer road and walkway capabilities is astronomical, at a time when Federal funding is uncertain at best. Pouring in additional population without first adequately increasing infrastructure capacity jeopardizes the health and safety of everyone.

Westwood already meets the definition of a town center.

Section 2: Agreements and Disagreements with The Preliminary State Plan

Provide a detailed discussion of any issues or recommendations to The Preliminary State Plan in order to better meet local needs.

Local zoning has produced the most attractive and enduring qualities of small, mature towns like Westwood: it is the near perfect balance of modest personal space privacy, a range of residential options at various price points, easy accessibility to goods and services, safe streets and stable populations.

In 2019, when a deadly coronavirus microorganism began its catastrophic spread, thriving in the tight living quarters in our urban centers, it fueled a flight from the cities where young families wearing M95 masks waited in line, 6 ft apart, for an elevator that would carry one family at a time to their apartments. They sought the protection that our single-family homes provided while remaining tethered to the public space, safely greeting passersby from their porches which, by local zoning codes, were set back 22 feet from the curb line.

Westwood’s planners had facilitated social distancing before that was even a thing. The negative space between people (population density) and between those people and the structures they live amongst (height limitations, rear, front and side yard setbacks) are not quantified for property assessment...but they are an indivisible component of the value of both private and

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public spaces. Covid 19 highlighted the health and welfare aspects of small-town verses urban densities as a much-needed relief valve.

Yet there is relentless pressure for Trenton to pre-empt local zoning and impose urban residential densities on every town in NJ. The State Development and Redevelopment Plan, as drafted, fuels this one-size-fits-all approach.

Governor Murphy proclaimed April 6 -12 as NJ Architecture Week. His comments on Architecture apply equally to the profound impact that local planning, the physical arrangement of uses and forms, has on our residents' physical and mental well-being. "Architecture is more than just about buildings. It influences (our) daily lives ...safety and quality of life". Like local planners "architects respond to community needs with designs that are efficient, accessible and environmentally responsible, ensuring public welfare and safety..."

The Governor is correct. And these land use decisions that so intimately impact our daily lives ought to be left to residents, their duly elected officials and the professional architects, planners and engineers who have successfully designed our mature Pascack Valley towns, keeping them vibrant and attractive through thoughtfully managed incremental growth.

Provide a detailed explanation of how municipal and county plans will be modified in order to create a greater degree of consistency.

This question implies that a County is willing to hear its' municipalities. Politics play a huge role in government relations at every level, and affect the amount of cooperative collaboration that occurs.

Provide comments and recommendations regarding State Agency implementation of the State Plan including any applicable agency or program, as well as make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government. Municipalities do not have enough knowledge of the workings of state agencies and programs to answer this question. This is a question for the state departments and agencies themselves.

Identify areas to be protected and areas where sprawl (low density auto -dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.

Westwood's achilles heel is flooding, which has been exacerbated by climate change. While the State understandably seeks to protect its water resources, its methodology is compounding the effect of shifting weather patterns, resulting in increased inundation of historically flood-prone properties. DEP rules for the

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operation of reservoirs and dams do not include flood mitigation. The inland flood regulations are contradicted by such legislation as the pending 'stranded asset' bill, which would allow the redevelopment of shopping centers and office complexes without regard to environmental considerations.

We wholeheartedly agree with the Policy Objective of The State Plan Policy Map (pg 69): "Location of any type of housing in vulnerable areas is not consistent with the State Development and Redevelopment Plan." We also agree with the Priority of the Natural and Water Resources Goal/Water Quality (pg. 47): "Consistent with state mandates to reduce the risk of flooding, recognize areas that are prone to flooding now and in the future, including but not limited to Flood Hazard Areas (as determined by DEP), of less than one square mile as Critical Environmental Sites."

Unfortunately, The Plan itself contradicts these tenets: "Housing built in areas at higher flood risk should . . ." (pg 29). It recommends reducing impervious surfaces (pg. 55) yet encourages the mandating of ADUs (pgs. 23) which increase impervious surface.

Does the municipality and/or county have the following?

☒ Open Space Plan

☐ Open Space Tax

☐ Other

Is the municipality a member of Sustainable Jersey?

☒ Yes

☐ No

If not, what are the reasons for not participating? Does the municipality have other environmental groups, such as, an Environmental Commission or a Green Team?

Please indicate your community's three most important local and regional land use planning goals and priorities:

1. Maintain and enhance existing areas of stability.
2. Be responsive to Westwood's environmental features.
3. Reintroduce green space after construction.

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Additional comments:

“Comprehensive planning means making the right decisions for the health, safety, and well-being of future generations. These decisions sometimes come at a cost to short-term goals and this dichotomy must be reconciled as decisions regarding programs and policies at all levels of government are made.” Page 82.

We believe that Westwood has always employed "comprehensive planning." In its most recent Master Plan Review (2020) we reaffirmed our dedication to sound and integrated planning, minimizing or completely mitigating the negative impacts to current and future residents and businesses. Westwood does not plan shortsightedly and instead has consistently looked at the overall, big picture trajectory of our community's success within the context of our long-term goals. For Westwood, ensuring the protection of open space and impervious coverage to minimize flood risks to life and property, allowing for a healthy mix of uses to keep our town center and other commercial areas vibrant, considering the financial, infrastructure, and practical implications of various land use policies on our residents (now and future), and permitting an appropriate and desirable mix of residential types has always been a priority. The communities throughout NJ cannot be held to the same standards across all our regions and individual municipalities, and the shortcomings of some should not be forced as the solutions to all, particularly those who have shown consistent commitment to "comprehensive planning."

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Appendix A: Montvale Municipal Response

Shelbourne at Hunterdon
53 Frontage Road, Suite 110
Hampton, New Jersey 08827
Main: 877 627 3772



Via Email: stateplan.comments@sos.nj.gov
April 22, 2025

Department of State
Office of Planning Advocacy
PO Box 300
Trenton, NJ 08625

Comments: Preliminary Draft of the New Jersey State Development and Redevelopment Plan
Borough of Montvale, Bergen County
Project No. MPP-001

To whom it may concern,

This office has reviewed the Preliminary Draft of the New Jersey State Development and Redevelopment Plan ("Draft State Plan") on behalf of the Borough of Montvale, Bergen County. Montvale submits the following comments and concerns in italics, which are grouped according to chapter.

Executive Summary

- Pages 11 and 12. The Executive Summary summarizes the goals of the Draft State Plan. Housing is one of those goals and its summary states, "Land Preservation should be encouraged, but balanced so that we do not concentrate all preservation in certain regions, shifting the growth burden to already overburdened high-density residential areas.....Zoning encouraging employment growth that does not provide for a proportional increase in housing is inconsistent with the Plan." The Housing Goal on page 23 provides a similar statement.

Montvale seeks clarification on the statement "provide for a proportional increase in housing". What does proportional mean? The text should be revised to define or explain the quoted phrase.

- Page 13. Historic and Scenic Resources is another one of the Draft State Plan's goals and its summary states, "The State should also facilitate public access to high-quality open space, scenic landscapes, historical resources, and recreation resources."

The Borough supports this statement and encourages public access to the Borough's State, County, and Municipal open spaces.

Chapter B. 2050 Statewide Planning Goals, Strategies, and Priorities Goals

Housing

- Page 23. The Strategy states, "Enable housing growth in transit-rich, mixed-income communities, supporting multi-generational households, and providing a balanced mix of rentals, starter homes, senior housing, and market-rate units to meet future population

growth and address affordability needs. Encourage municipalities to adopt inclusionary zoning, streamline development through public-private partnerships, and integrate green building standards and transit-oriented infrastructure to improve sustainability."

This strategy seeks to build housing blind to environmental limitations and utility constraints. Housing development must work within the confines of environmental limitations and utility constraints. This strategy should be revised to encourage housing development outside of environmentally sensitive lands and limit housing development to existing utility constraints.

- Page 23. The Goals section states, "Ideally, new housing will be created in transit-rich locations and in communities that are ethnically and economically diverse and integrated. Facilitating multi-generational households through the creation of accessory dwellings and multi-unit dwellings is critical to promoting well-being and supporting New Jersey's diverse population."

This section contains the first mention of the term "accessory dwellings" in the Draft State Plan. It is stated throughout the Housing section. However, the Glossary (page 85) does not include a definition. Clarification should be provided on what the State views as an "accessory dwelling".

The above sentences are a mission statement and a net opinion, not an evidence-based planning rationale.

- Pages 23 and 24. The Goals section states, "Zoning used to exclude potential residents from communities with plentiful jobs and high-performing schools is inconsistent with the Plan."

No examples are provided on what type of zoning would be considered inconsistent with the Plan. Is it single-family zoning, multi-family, or the location of certain zones? Also, would the existing zones that have historically been in place for decades be considered inconsistent? Or would this apply to new zones only? Clarification should be provided. It is unclear, as written, if this is an attempt to undermine home rule.

- Page 26. Housing as a Catalyst for Economic Development – Priorities states, "In areas where water, wastewater, and transportation infrastructure is available, allow for increased residential development densities as a consideration for providing required affordable housing set-asides."

This text should be revised to recognize water and wastewater limitations. Suggested text, "In areas where water and wastewater infrastructure is available and capacity remains...." Additionally, the Draft State Plan does not define what would be considered "increased residential development densities". As written, that could be interpreted to mean one more unit per acre.

- Page 26. Housing as a Catalyst for Economic Development – Priorities states, "Nothing in this Plan is to be interpreted as a reason for a municipality not to meet its housing requirements as promulgated in New Jersey statutes. Where a municipality has limited land suitable for development, redevelopment options, up-zoning, or other similar solutions must be implemented to meet constitutional requirements."

"Up-zoning" is not defined in the glossary. This should be added so municipalities have an understanding when reviewing mechanisms to address affordable housing. Additionally, the last sentence in this statement is incorrect, specifically the word "must". Towns with limited vacant and developable land are permitted to seek an adjustment of their obligation, which would reduce their affordable housing obligation. The above-quoted text should be rewritten to address the misstatement.

- Page 27. Housing Stock Diversity – Priorities states, "Ownership opportunities for young workers and families must also be a priority. More starter homes, condos, townhomes, and ADUs are needed to make homeownership attainable for low- and moderate-income households."

Clarification is needed as to what would be considered a "starter home". Also, "ADUs" appears to stand for "accessory dwelling units", which is not defined. A definition should be provided within the document.

It is unclear how this priority is to be achieved as the private sector determines what housing types are profitable. Furthermore, towns are precluded from zoning for tenure. Unless the State is going to financially incentivize these types of housing units, it is unclear who will pay for these units. Is the Draft State Plan suggesting existing residents subsidize this construction?

- Page 27. Reducing Barriers to Development – Priorities states, "Minimize restrictive zoning. Many restrictive zoning practices are rooted in, and serve to reinforce, socioeconomic segregation. Zoning codes which ban multifamily development or ban ADUs will also restrict housing affordability and disincentivize private development."

Restrictive zoning is not defined. Clarification should be provided so municipalities understand if their zoning would be considered "restrictive". This appears to be an attempt to undermine home rule.

- Page 29. Health and the Environment – Priorities states, "Communities across the State are increasingly vulnerable to climate change as coastal flooding, river flooding, and extreme heat have all become commonplace. Housing built in areas at higher flood risk should elevate systems, develop evacuation plans, and secure adequate building and flood insurance."

The Borough contains several Category One (C1) streams, including Arrowhead Creek, Bear Brook, Cherry Brook, Echo Glenn Brook, Holdrum Brook, Laurel Brook, Mill Brook, Muddy Creek, Pascack Brook, and Pine Brook. Areas around these streams, particularly Laurel, Mill, and Pascack Brooks, are within FEMA's 100-year flood zone and contain wetlands. The Borough has several "vacant" properties constrained by these environmental features. It is unclear how development could occur within wetlands and/or flood prone areas.

Additionally, clarification is needed on who would be responsible for preparing evacuation plans and for requiring building and flood insurance? Clarification is also needed on what "systems"

need to be elevated. The text should be supplemented with the entity responsible for implementing the identified tasks.

Finally, the Draft State Plan should be revised to prohibit multi-family housing construction within flood hazard areas.

- Page 29. Housing and Transportation – Priorities states, “Boost transit ridership through Transit-Oriented Development. Appropriately sited housing is proven to boost transit ridership while reducing congestion and air pollution.”

The last sentence above is not qualified. A report or study should be cited, otherwise it appears to be a net opinion.

Infrastructure

- Page 31. Transportation – Priorities provides several goals, one of which is:

Maintain and expand public transportation to areas of planned higher-density development that provide opportunities to take advantage of the efficiencies of mass transit in ways that support residential and non-residential development consistent with the Policy Objectives of the Planning Areas.

Clarification is needed on what “planned higher-density development” includes. Is it a specific density range or just above the average permitted density in a municipality? The Borough has two Overlay Zones near the train station, which permit residential uses above the ground floor at densities of 12 and 15 units per acre. Would this be considered “higher-density”?

- Pages 33 and 34. Clean Energy – Priorities states, “Promote and encourage development and redevelopment in higher intensity mixed-use, Urban Planning Areas, Suburban Planning Areas, growth areas, endorsed plans, Centers, and re-centered urbanized areas that accommodate the use of alternative modes of transportation and shared parking and other site improvements and infrastructure.”

Clarification is needed on what “higher intensity mixed-use” includes.

Revitalization and Recentering

- Page 36. The Goals section states, “There are also vast auto-oriented areas of New Jersey particularly along highway corridors and major arterials that need reinvestment to make them less auto-oriented. Frequently parcels that front the highway corridor have commercial uses that back up into residential neighborhoods but have no walkable access from these neighborhoods. Through selective interventions, these auto-oriented areas may become more compact, walkable communities and acquire more Center-like features over time.”

This text describes the existing conditions of the Borough’s commercial areas including along Chestnut Ridge Road and Grand Avenue (County Roads). The Borough supports creating a compact, walkable community that is less auto-oriented. However, it is unclear how this would be

achieved unless the County makes significant investments and corridor enhancements to enable safe pedestrian access along the corridors.

- Page 36. Revitalizing Older Centers – A priority is to “Identify new centers”, which states, “This can be done by redeveloping underutilized areas, particularly areas with connectivity to multimodal transit options or other underutilized amenities that can drive economic activity. These redeveloped areas should support new housing, businesses, and public amenities, including parks and open spaces.”

It is unclear who is supposed to identify new centers – the State, County, municipality? The document should be revised to indicate what entity will be responsible for this task.

- Page 38 – Recentering Underutilized Developed Areas – Priorities states, “Landscaped buffers common in suburban zoning districts constitute impediments to pedestrian circulation and should be modified to incorporate walking paths as part of every recentering effort.”

These buffers, especially around commercial development along the west side of Chestnut Ridge Road and Paragon Drive, are essential to protecting adjacent residents from noise, visual, and privacy impacts of the commercial development. Modifying these buffers could have a negative impact to adjacent residents. The Draft State Plan should be revised to add details on how buffers should be modified, while continuing to provide adequate screening to adjacent residents.

Climate Change

- Page 41. Hazard Mitigation – Priorities states, “Promote regional, watershed-level stormwater planning to reduce flooding risks and enhance water quality, prioritizing nature-based infrastructure solutions to manage stormwater and support ecosystem resilience.”

The Borough supports this priority. However, clarification is needed on who would be tasked with conducting “regional, watershed-level planning” – the County, each municipality in a watershed, or another entity?

- Page 41. Hazard Mitigation – Priorities states, “Support intergovernmental and community partnerships for comprehensive stormwater modeling to understand cumulative impacts on water systems, downstream communities, and natural habitats.”

The Borough supports this priority, but is unclear what entity would be in charge of leading the creation of intergovernmental and community partnerships. The text should be revised to identify the entity responsible for this priority.

- Page 42. Coastal Areas and Riverine Corridors – Priorities states, “Promote smart growth by implementing DEP floodplain regulations.”

It is unclear what is meant by this statement. Additional text should be provided to clarify how DEP floodplain regulations promote smart growth in developed towns.

- Page 42. Coastal Areas and Riverine Corridors – Priorities states, “Protect vital ecological and special hazard areas such as coastal and riverine high-hazard areas to prevent significant adverse long-term impacts on the natural functions of these sensitive areas.”

The Borough supports this priority. However, the Draft State Plan should add details on how to mitigate impacts to existing developed areas in high-hazard areas.

Natural and Water Resources

- Page 43. The Goals section states, “All levels of government, including regional planning agencies, should take actions to avoid, minimize, and mitigate site disturbance, tree removal, habitat fragmentation, impervious coverage, greenhouse gas emissions, invasive species, and the use of toxic building materials and ingredients; and prioritize natural and nature-based strategies and solutions. Continued development and preservation of local and regional systems of parks and preserved lands linked by trails, greenways, and public rights-of-way is necessary to protect the habitat and recovery of rare, threatened and endangered species, and protect native wildlife species.”

The Draft State Plan demands more housing development as one of its goals. However, it is unclear how a community can avoid site disturbance, tree removal, and impervious coverage when building housing unless all housing construction is to take place on previously developed land. The Borough supports the above goal as written, but encourages the State to reconsider and revise the goals and priorities listed for housing.

- Page 44. Habitat Preservation and Restoration – Priorities states, “Municipal master plans and zoning ordinances should make it explicit that habitat restoration is expected to occur as part of any (re)development project, to the extent that it is feasible.”

As NJDEP regulates the habitats of threatened and endangered species, habitat restoration should be the purview of NJDEP and its experts, not a municipal zoning ordinance. This appears to be an unfunded State mandate.

- Pages 46. Water Quality – Priorities states, “Encourage regional flood and stormwater management planning and implementation, where appropriate, and support the creation of regional control facilities... Require new development to reduce peak runoff rate to prevent increases in flooding and damage to stream corridors...”

Clarification should be given as to what entity would be in charge of managing “regional flood and stormwater management planning and implementation.” The text should be supplemented to indicate the responsible entity.

- Page 47. Water Quality – Priorities states, “Identify and delineate sensitive surface water and groundwater resources, including aquifer recharge areas, headwaters, reservoirs, and Category 1 systems and take steps to protect them from impacts of development. Establish maintain, and restore appropriately vegetated buffers along streams, rivers, wetlands,

reservoirs, and scenic waterways to protect the natural functions and quality of surface water resources."

The Borough supports this priority, but it is unclear what entity is charged with these actions. The text should be supplemented to indicate the responsible entity.

- Page 47. Water Quality – Priorities states, "Consistent with state mandates to reduce the risk of flooding, recognize areas that are prone to flooding now and in the future, including but not limited to Flood Hazard Areas (as determined by DEP), of less than one square mile as Critical Environmental Sites. This will bring planning and protection efforts, such as the implementation of minimum flood protection standards, into alignment."

It appears the areas adjacent to the Borough's C1 streams and within the 100-year flood zone would qualify as a Critical Environmental Site. However, the Interactive Locator Map designates this area in the Metropolitan Planning Area (PA1). It is unclear what entity is responsible for determining Critical Environmental Sites and how the Borough could modify the Locator map to identify these areas.

Historic and Scenic Resources

- Page 53. Open Space and Recreational Resources – Priorities states, "Promote adequate and appropriately located indoor and outdoor recreational facilities for the year-round enjoyment and health of all residents."

The Borough supports this priority and encourages the State to provide funding to aid in parkland development and facility upgrades.

Chapter C. State Plan Policy Map

- The document mentions a "State Plan Policy Map" 17 times, but nowhere in the document does it inform readers where to find said "State Plan Policy Map". In fact, page 120 specifically states that the "Smart Growth Explorer is not part of the official State Plan Policy Map". Therefore, it is unclear where one would find the State Plan Policy Map.
- The Draft State Plan does not include an actual map within the document. However, the Office of Planning Advocacy website includes a link to an Interactive Locator Map, which displays the Planning Areas. The map can be accessed here:
<https://dosopa.maps.arcgis.com/apps/webappviewer/index.html?id=fbb0c0a8c7ce4a31b05d123426c4a79a>. Since there is no physical copy of the map, it is unclear if the State can update the map boundaries and/or designations at any time. Currently, the metadata of the Planning Areas layer indicates the last edit date was 11/24/2024. The Draft State Plan should be supplemented with a copy of the State Plan Policy Map.
- Based on the Interactive Locator Map, Montvale is entirely within the Metropolitan Planning Area. We offer the following comments regarding the Borough's Planning Area designation:
 - Metropolitan Planning Area (PA1)

- *Page 72. One of the intents of PA1 is to “Provide for much of the state’s future growth in compact development and redevelopment.” The Guiding Criteria of the PA1 includes a density of more than 1,000 people per square mile, existing public water and sewer systems and access to public transit systems, more than 1 square mile of land area, and a population of at least 25,000 people. The Borough of Montvale only has a population of 8,625 people according to the 2023 ACS, which does not meet the guiding criteria. However, this equates to a population density of 2,140 people per square mile, which meets the guiding criteria. Additionally, the Borough has access to existing public water and sewer systems and contains a train station. However, no bus routes are available. Therefore, it appears that the Borough meets the guiding criteria for a PA1 designation, except for the minimum population size. Montvale is not “metropolitan” in character, nor does it desire to become so. The Borough is suburban in nature and believes it should be reclassified to Suburban Planning Area (PA2) as the intents of the Draft State Plan for PA2 areas better relate to the existing conditions of the Borough.*
- *Designating Montvale as PA1 is encouraging overdevelopment of the community. This classification undermines the Borough’s master plan documents, zoning ordinance, and planning goals. A population of 25,000+ residents would necessitate significant infrastructure upgrades and place considerable strain on the Borough’s transportation network, public services, and school system. The designation of Montvale as PA1 does not account for these challenges and impacts. Instead said designation has been blindly assigned to the Borough without local input.*
- *Moreover, as noted above, the Borough contains several environmental features including C1 streams and associated 300-foot buffers, wetlands and associated transition areas, and areas within the 100-year flood zone. These environmentally sensitive areas should be revised to the Environmentally Sensitive Planning Area (PA5).*

Chapter D. Implementation

- *Page 83. “Municipal planning in New Jersey is outdated. Many local governments lack resources to handle planning related procedures. Regional considerations should adhere to the goals outlined in the State Plan, which should be considered as the framework for decision-making. Regional considerations (regional master planning) help address inequitable municipal planning capabilities.”*

Montvale takes exception with the above statement. The above statement should be deleted from the Draft State Plan or substantially revised. It appears the Draft State Plan suggests municipalities that lack resources be eliminated and governed/regulated at a regional level, rather than a local level. It is unclear how a municipality would be determined to “lack resources” and who would make the determination.

General Comments

- *It is unclear throughout the report what goal/priority is implemented by the State, County, municipality or the private sector. The text should be clarified, or a matrix provided in the appendix.*
- *The Planning Goals, Strategies, and Priorities Goals should be numbered to enable practitioners and citizens to easily refer to statements within the report as opposed to referring to a page number.*
- *The Draft State Plan presents multiple internal inconsistencies, specifically between the protection of natural resources and limitation of land disturbance, and the evident prioritization of residential development. The Draft Plan appears to suggest that the need for additional housing outweighs other important planning considerations, including environmental protection. Thoughtful planning at the State level must seek a balance between preservation and development, otherwise the Draft State Plan will cause a series of unintended consequences that will be difficult to rectify and unsustainable over the long-term. The Borough strongly encourages the Draft State Plan to be reviewed and redrafted to balance preservation/conservation with development.*
- *The Draft State Plan proposes several goals. However, it is unclear if certain goals are prioritized over others. For example, does the Housing Goal to provide more housing supersede the goal related to Natural and Water Resources (protect, maintain, restore the state's natural and water resources/ecosystems)?*
- *The above two goals are in direct conflict with one another. This conflict has been and will continue to be problematic for towns as they are forced to develop and redevelop areas and simultaneously protect sensitive environmental areas. The State must revisit the goals and prioritize them so it is clear when a conflict arises which goal prevails.*

Map Changes

- *The State Plan Policy Map should be enhanced with an overlay for flood hazard areas to recognize the danger stream corridors face.*
- *Montvale requests that the Borough's designation of PA1 be amended to PA5 for areas containing environmental features, including C1 streams, wetlands, required buffers, and within the 100-year flood zone to encourage the protection of these environmental resources.*
- *Montvale requests that its designation of PA1 be amended to PA2 outside of the aforementioned environmental features. PA2 reflects the Borough's existing conditions and planning goals. Designating Montvale as PA1 is encouraging overdevelopment of the community. This classification undermines the Borough's master plan documents, zoning ordinance, and planning goals.*

The Borough of Montvale strongly encourages the Office of Planning Advocacy to revise the Draft State Plan to address the above comments and concerns. Montvale welcomes a meeting to discuss the requested State Plan Policy Map modifications.

Sincerely,

Colliers Engineering & Design, Inc.



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Borough Planner

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