



State of New Jersey
DEPARTMENT OF STATE
NEW JERSEY STATE PLANNING COMMISSION
P.O. BOX 820
TRENTON, NEW JERSEY 08625-0820

PHILIP D. MURPHY
Governor

LT. GOVERNOR TAHESHA L. WAY
SECRETARY OF STATE

THOMAS K. WRIGHT
CHAIRMAN

WALTER C. LANE
Acting Executive Director/Acting Secretary

State Planning Commission/Bergen County Negotiation Session
July 24, 2025 – 4:00 p.m./July 28, 2025 – 2:00 p.m.
Zoom Video Conference
Meeting ID: 846 7650 2343
<https://us02web.zoom.us/j/84676502343>

AGENDA

1. Welcome and Introductions
2. Purpose of Negotiation Session
Walter Lane, Acting Executive Director
3. Public Participation during Negotiation Session
Walter Lane, Acting Executive Director
4. Negotiation of County Cross Acceptance Response Items
Appendix A
5. Negotiation of Statewide Policy Items
Appendix B
6. Public Comment

Appendix A: Bergen County Cross Acceptance Response Items

PSDRP GOAL/SECTION	PSDRP PAGE	CAR PAGE	DESCRIPTION	JURISDICTION	AGREE/DISAGREE
State Plan Policy Map		5-6	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.	Bergen County	
General		7	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.).	Bergen County	
State Plan Policy Map		8	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?	Bergen County	
State Plan Policy Map		9	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?	Bergen County	
Climate Change		9	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.	Bergen County	
Mapping	N/A	9	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.	Bergen County	
General		10	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.	Bergen County	
Infrastructure		numerous	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.	numerous	
General		numerous	Streamlining the NJDEP minor application process...	numerous	
Housing		numerous	...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.	numerous	
General		numerous	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.	numerous	

General		12	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.	Allendale	
Executive Summary	12	19	"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.	Closter	
Mapping	N/A	23	Given the Borough's predominant rural and suburban character, rather than urban character, the Borough seek a change from PA1 to PA2 and PA3.	Franklin Lakes	
Housing	18	46, 76	The Borough recommends that the state does not adopt a one-size-fits-all approach to accessory apartments or home-based businesses.	Midland Park, Tenafly	
Housing	23	63	Accessory dwelling units should not be implemented Statewide as a blanket proposition but should remain optional with State incentives.	Riveredge	
Equity		63	State Plan goals and policies regarding equity and impacts to overburdened communities warrant greater specificity.	Riveredge	
Mapping	N/A	63	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.	Riveredge	
State Plan Policy Map		71	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...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.	Rutherford	
Executive Summary	11-12	Montvale letter	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.	Montvale	
Housing	23	Montvale letter	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.	Montvale	
Housing	26	Montvale letter	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.	Montvale	
Housing	29	Montvale letter	"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.	Montvale	
Infrastructure	31	Montvale letter	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"?	Montvale	
Infrastructure	33-34	Montvale letter	Clarification is needed on what "higher intensity mixed-use" includes.	Montvale	
Revitalizing & Recentering	36	Montvale letter	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.	Montvale	
Revitalizing & Recentering	38	Montvale letter	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.	Montvale	
Climate Change	41	Montvale letter	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?	Montvale	
Climate Change	41	Montvale letter	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.	Montvale	
Natural & Water Resources	47	Montvale letter	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.	Montvale	

State Plan Policy Map		Montvale letter	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.	Montvale	
Mapping		N/A letter	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.	Montvale	
Implementation		83 Montvale letter	"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.	Montvale	
General		Montvale letter	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.	Montvale	
General		Montvale letter	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.	Montvale	
General		Montvale letter	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)?	Montvale	
Mapping		N/A letter	The State Plan Policy Map should be enhanced with an overlay for flood hazard areas to recognize the danger stream corridors face.	Montvale	
Mapping		N/A letter	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	
Mapping		N/A letter	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.	Montvale	
Mapping		N/A 104	This area should be PA5. Highlighted areas are an AE Floodplain, wetlands, and riparian buffers surrounding C1 waterways. These areas are delineated on the FIRMs, in Westwood's Hazard Vulnerability Assessment, in the NJ Flood Mapper, and on the reference layers of the State Plan.	Westwood	
General		see comment 99	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]?	Westwood	
General		101	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.	Westwood	
Climate Change		41 101	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 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.	Westwood	
Climate Change		41 102	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.	Westwood	
General		103	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."	Westwood	
General		99	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.	Westwood	

Appendix B: Statewide Policy Issues

PSDRP GOAL/SECTION	PSDRP PAGE	DESCRIPTION	JURISDICTION	NOTES	AGREE/DISAGREE
General		Add definitions requested from public comment to glossary	State		
General		Formatting of document will be done for revised draft final	State		
General		Clarifying language requested from public comment will be added to revised draft final	State		
Pollution and Environmental Cleanup	48	Waste Management and Recycling: add language on illegal dumping	State		
Comprehensive Planning	61	Remove the term "Areas of Critical State Concern" and incorporate concepts into a revised Special Resource Area definition and policy.	State		
Comprehensive Planning	62	Recognize the following as Special Resource Areas: The Delaware Water Gap National Recreation Area, The Skylands Region, The Sourland Mountain Region, The Great Swamp, Peter J. Barnes III Wildlife Preserve, and Rancocas Creek.	State		
Comprehensive Planning	62	Special Resource areas be mapped on the State Plan Policy Map.	State	Currently, Special Resource Areas are not mapped.	
Comprehensive Planning		Plan Endorsement: The process of pursuing Plan Endorsement/Center Designation by a municipality and the benefits for receiving endorsement are not balanced.	State	While Plan Endorsement is in the Plan generally, the specifics of endorsement are in the Guidelines and Benefits documents, respectively.	
State Plan Policy Map		Planning Areas: remove adjacency criteria.	State	Example: a PA2 will not need to be next to a PA1.	
State Plan Policy Map		Planning Areas: remove land greater than 1 sq. mile criteria.	State		
State Plan Policy Map	77	Designate Parks, Open Space, and Natural Areas as an official Planning Area	State	The 2001 Plan does not consider Parks, Open Space, and Natural Areas a Planning Area.	
State Plan Policy Map		Create a new Planning Area that reflects developed areas that are subject to current and future climate risk.	State	Example: PA1B and PA2B	
State Plan Policy Map		Create a new Planning Area that recognizes a Rural Planning Area (PA4) that has development.	State	Example: PA4C	
State Plan Policy Map	78	Centers: Addition/reintroduction of Cores within Centers	State	This concept was introduced in the 2001 Plan and removed in the Preliminary Plan.	
State Plan Policy Map	78	Centers: Revise the definition of Center.	State		
State Plan Policy Map/Comprehensive Planning	78	Centers/Plan Endorsement: Remove Center Designation expirations	State	Centers/cores/nodes expire after 10 years unless you are one of the few permanent centers.	
State Plan Policy Map	78	The State Plan should include a list of identified Centers	State		
State Plan Policy Map	76	Critical Environmental Site: if the land greater than 1 sq. mile criteria is removed that CESs should become critical environmental areas.	State	CESs in the 2001 Plan were meant for areas less than 1 sq. mile.	
State Plan Policy Map	76	Separate Critical Environmental Site and Historical Cultural Site (HCS)	State		
Implementation		Implement the State Plan as a guide.	State	SPC received many comments on having the State Plan not impose on local zoning and regulation changes.	
Implementation		Strengthen language regarding coordination between the State Plan, State Agencies, and municipalities/Counties.	State		