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State Planning Commission/Burlington County Negotiation Session
July 7, 2025 – 11:30 a.m./July 21, 2025 – 11:30 a.m.

Zoom Video Conference

Meeting ID: 882 9928 1233

<https://us02web.zoom.us/j/88299281233>

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: Burlington County Cross Acceptance Response Items

PSDRP GOAL/SECTION	PSDRP PAGE	CAR PAGE	DESCRIPTION	JURISDICTION	Notes	AGREE/DISAGREE
State Plan Policy Map		15.1	"Comment On: Center - The former Bordertown Manual Trade School should be included within its entirety within the Center Boundary. Bordertown City, Township, State and County should work to revitalize this historic property with something else beside a youth prison when its was successfully devoted to youth education, pre desegregation.	Bordertown City		
State Plan Policy Map		18.1	"Comment On: Metropolitan Planning Area (PA1) - Area incorporates environmentally sensitive lands; lands owned by the DEP; zoned as Conservation district on the Township Zoning Map and the Abbott Marshlands historic district is located here. Should not be PA1, but PA5."	Township of Bordertown		
State Plan Policy Map		20	"For the majority of the Township the proposed Planning Areas are PA1 and PA2 which align with the future development. It should be noted that some areas in the northwest portion of the Township (the Abbott Marshlands and some surrounding areas) are identified in PA2 on the proposed draft where they should be either PA5 or Park. This should be looked into."	Township of Bordertown		
State Plan Policy Map		21	"Utilize the following link and see the areas we have zoned as Conservation, which in the proposed draft map are in PA2. This should be reevaluated. https://bordertowntwp.maps.arcgis.com/apps/webappviewer/index.html?id=af8ff2db6a0400390d2c4b0f35d0ff6 "	Township of Bordertown		
General		29	"Implement the State Plan as a guide. Do not impose local zoning and regulation changes. Refer also to Item #7, Section 1."	Township of Burlington		
State Plan Policy Map		31.2	"Comment On: Center - Show Old York Village, consisting primarily of the existing TDR receiving area as a designated Village. Expand the previous extent of the Village to include lot 29.01 in block 202 (a 4 acre property being considered as a senior affordable housing site and also to include lot 4.01 in block 500 on the south side of Old York Road (82 acres). This significant expansion of the Village (and receiving area) will enable the Township to partially comply with its affordable housing obligations. Planning for this expansion is underway and will proceed on a parallel track to the State Plan."	Chestfield Township		
State Plan Policy Map		31.3	"Comment On: Center - Include the Chesterfield Hamlet on the State Plan Map. In addition to the previous extent of the hamlet, add block 600 lot 14.04; which is the former EMS facility. The site is within a designated redevelopment area, and may be redeveloped in the future."	Chestfield Township	Can be addressed in Plan Endorsement.	
Natural Resource		33	"Discussion of agriculture should be included in the economic section of the plan rather than only in the Natural and Water Resources section. While agricultural soils are certainly a natural resource to be protected, this angle couches farms in the climate change context and not as an important and viable industry that supplies food and fiber and that may be critical to public health and national security. Additional comments on the State Plan will be forth coming."	Chestfield Township	Enhancing the economy in rural communities.	
State Plan Policy Map		42	"C. Updated State Planning Map to designate wetlands areas, both privately and publicly owned, as PA5 Environmentally Sensitive."	Delanco Township		
State Plan Policy Map		46.1	"Comment On: Rural Planning Area (PA4) - The Polygon should be changed to PA2 from PA4 because it located within a sewer service area and has been developed with a large agerestricted housing project (left half) and a large warehouse (white rectangle in right half). Both developments are currently served by sanitary sewer and water utilities. In addition, the lands along Route 206 are zoned for light industrial and commercial development -- this would plan for future non-residential growth along the state highway. Further, the lands along the northern side of Woodlane Road are zoned for light industry -- again, this would plan for future non-residential growth along Woodlane Road which is a county highway."	Eastampton Township		
State Plan Policy Map		46.2	"Comment On: Rural Planning Area (PA4) - The polygon shows the lands that should be changed to PA2 from PA4 because they are in a sewer service area. The lands along the southern side of Woodlane Road are developed with detached single-family dwellings. The owners of these dwellings want to connect to sanitary sewers. Similarly, the lands along Powell Road are developed with detached single-family dwellings that may require sanitary sewer connections in the future. The lands along Route 206 are zoned for highway commercial uses that should be connected to sanitary sewers. Changing the planning area to PA2 would complement the recommended PA2 change for the lands north of Woodlane Road. Further, the lands to the east in neighboring Pemberton Township are zoned for industrial use. There are pending warehouse applications in Pemberton that would connect to sanitary sewers. It makes good sense to coordinate the change to PA2 for these lands as well. Doing so would create a comprehensively coordinated PA2 for the region."	Eastampton Township		
State Plan Policy Map		46.3	"The lands in the polygon should be changed to PA2 from PA4 because they are in a sewer service area. The lands located in the northern portion are zoned for highway commercial uses that would require sanitary sewer and water utility connections. The lands in the southern portion are currently developed with mobile home parks that are served by site specific treatment facilities. Changing this polygon to PA2 would complement the other polygons to the north that are recommended to become PA2."	Eastampton Township		
State Plan Policy Map		50	"The Suburban Planning Area (PA2) should be expanded into Rural Planning Area (PA4) to align with Burlington County's Wastewater Management Plan. Because most of the PA4 designated north of Woodlane Road has been developed with an age-restricted development and a large warehouse, which are served by sanitary sewers, and is currently the subject of several non-residential development applications, this area should be changed to PA2. In addition, the lands along Route 206 that are in sewer service areas should be changed to PA2 to plan for future development as well as include existing mobile home parks that are currently served by sanitary sewers and individual treatment facilities. Further, lands across Route 206 in neighboring Pemberton Township are in a sewer service area and are the subject of two very large warehouse developments that will be served by sanitary sewers -- it makes good sense to coordinate the planning areas along Route 206 as PA2. The balance of the lands south of Woodlane Road, which consists mostly of preserved farmland, Smithville Park and low-density residential development, should remain PA4."	Eastampton Township		
State Plan Policy Map		56.1	"Comment On: Suburban Planning Area (PA2) This area is already developed with suburban single family housing at a density that would not be supported by the PA-3 Fringe area, and makes more sense to be in the PA-2"	Evesham Township		
State Plan Policy Map		56.2	"Comment On: Suburban Planning Area (PA2) These areas should be included in the PA-2 Suburban Planning Area. several tracts are already developed with relatively dense housing, and are surrounded by PA-1 and PA-2 areas. Evesham Township is seeking to allow for growth in relatively compact areas in those limited lands left that are outside of the Pinelands. PA-2 designation would help to facilitate the use of some of these lands for future growth that may be needed to help meet affordable housing obligations."	Evesham Township		
State Plan Policy Map		58	"The Planning Areas as described in the State Plan are generally well suited for current and planned development in Evesham, except for the very northern ends of the Township which consist of properties that are already developed with single family homes on relatively smaller lots of approximately 1/4 acre, but are partially placed within the PA-2 area and partially within the PA-3 area. Aligning the PA boundaries to include entire tracts or properties would help the Township to properly plan for new growth."	Evesham Township		
State Plan Policy Map		67.1	"Comment On: Rural Planning Area (PA4) We'd like the State plan policy map lines to follow property lines along the PA-2 and PA4 boundary."	Hainesport Township		
State Plan Policy Map		67.2	"Comment On: Suburban Planning Area (PA2) We would like the State Plan Policy Map to follow property lines along the PA-2 and PA-4 boundary. Prefer properties not have two planning areas."	Hainesport Township		
State Plan Policy Map		67.3	"Comment On: Suburban Planning Area (PA2) We would like the State Plan Policy Map lines to follow property lines along the PA-2 and PA-4 boundary. We prefer to not have two planning areas."	Hainesport Township		
State Plan Policy Map		67.4	"Comment On: Suburban Planning Area (PA2) We would like the State Plan Policy Map lines to follow property lines along the PA-2 and PA-5 boundary. We prefer to not have two planning areas."	Hainesport Township		
State Plan Policy Map		77	"Changes to the State Planning Area Boundaries, if applicable, are included under separate survey. The areas of proposed change reflect the current development patterns in the lone "Fringe" PA3 area south of Route 130 in the Hedding neighborhood. Those changes, if proposed, address the adequacy of this Fringe area in prioritizing this are for Rural or Suburban development, with rural development being primarily focused as to allow the Township to continue to preserve farmland when appropriate and maintain its "balance of town and country"."	Mansfield Township		

State Plan Policy Map		77-78	The incorporation of the Columbus Village as a designated center would formalize an area which was somewhat-designated as such prior, though the bounds of which were not officially established. As Columbus was prior considered a "point on the map", the Township has continued to work towards delineating the areas which can be considered "part of" the Village, and which areas are outside of the Village. This is evident by the Preliminary Redevelopment and Rehabilitation Investigations which took place in 2015, as well as the Northern Burlington County Growth and Preservation Plan (GAPP). A formal delineation of the Columbus Village should utilize a combination of both. The future consideration and coordination at the State, County, and Municipal levels should be incorporated, and the benefits, detriments, and appropriateness of a center designation for Columbus Village should be explored."	Mansfield Township	A potential mapping change.	
State Plan Policy Map		82.1	"Comment On: Suburban Planning Area (PA2) Lenape Regional High School."	Medford Township		
State Plan Policy Map		82.2	"Comment On: Fringe Planning Area (PA3) change from PA4 to PA3 to accommodate place of worship campus"	Medford Township		
State Plan Policy Map		82.3	"Comment On: Fringe Planning Area (PA3) Maintain entire area as PA3 not PA2"	Medford Township		
State Plan Policy Map		82.4	"Comment On: Fringe Planning Area (PA3) Place parcel entirely into PA3"	Medford Township		
State Plan Policy Map		82.5	"Comment On: Suburban Planning Area (PA2) The development of these parcels include a senior planned development; and an inclusionary market rate housing development .."	Medford Township		
State Plan Policy Map		82.6	"Comment On: Suburban Planning Area (PA2) Incorporate existing developed areas that are comprised of residential units of varying types including single family, apartment, townhouse / rowhome, and reserved open space into Planning Area 2 along the property lines of the development.	Medford Township		
State Plan Policy Map		82.7	"Comment On: Suburban Planning Area (PA2) Incorporate existing developed areas into Planning Area 2 consistent with the single family housing and preserved open space associated with the development."	Medford Township		
State Plan Policy Map		82.8	"Comment On: Suburban Planning Area (PA2) Incorporate the existing Medford Leas Continuing Care Retirement Community of single-family housing, rowhomes/ townhouse, apartments, assisted living, and congregate care facility into Planning Area 2. The railroad right-of-way through the middle of campus is a potential multi-purpose trail path to be implemented in the future.	Medford Township		
State Plan Policy Map		82.9	"Comment On: Suburban Planning Area (PA2) Incorporate the single-family residential development and associated reserved conservation areas into Planning Area 2.	Medford Township		
State Plan Policy Map		86.1	"Comment On: Suburban Planning Area (PA2) Annex from Medford Township"	Medford Lakes Borough		
Economic Development		114	"Economic Development: The Township is a rural community, most of which is in the NJ Pinelands, the Township has unique economic development challenges. The draft State Plan focuses on older cities and suburban areas, more discussion is needed regarding the economic development needs of rural communities."	Township of Pemberton	Enhancing economic areas in rural communities.	
Housing		114	"Housing: The Township needs assistance in rehabilitating its current housing stock but in areas outside of the PA4 Rural Planning Area. Also, it needs to fulfill the need for housing for young families to infuse new life blood into the community."	Township of Pemberton		
Infrastructure		114	"Infrastructure: The Township needs to maintain and repair their infrastructure. Several grants /loan funding sources are currently in motion. The draft State Plan should include any discussion about assisting rural communities to address their infrastructure needs.	Township of Pemberton		
Revitalization and Recentering		114	Revitalization/ Recentering: The ability to strategically extend infrastructure to support existing and expanded centers is important for revitalizing rural centers."	Township of Pemberton		
Natural Resource		8	"As indicated above, the County would like to see its environmentally sensitive areas along the Delaware River and Rancocas Creek and Pinelands Reserve protected from future sprawl development while maximizing bicycle/pedestrian mobility to increase resource appreciation and convenient access to nature."	Burlington County		
State Plan Policy Map		43	Our location, at the confluence of the Rancocas Creek and Delaware River, provides for numerous natural, environmental locations to be preserved and enjoyed by residents and visitors. Much of this land is wetlands or designated protected as Open Space, and the State's map does not reflect this. There is concern that areas that are not developable, may be counted as acreage toward future building requirements. Therefore, the Delanco map MUST be properly corrected.	Delanco Township		
State Agency Implementation		42	"a. Updated ROSI list on DEP website to reflect properties deed restricted as Open Space Preservation (Ordinance 2023-17)	Delanco Township		
State Agency Coordination		29	"Maximize New Jersey State resources (employees and municipal funding) effectively and efficiently among and between all State departments as they directly affect municipal operations, particularly NJDEP, NJDOT and NJDCA where coordination has been viewed in Burlington Township as at times being inconsistent and in conflict."	Township of Burlington	Statewide Public Issue.	
State Agency Coordination		30	"NJDOT should be directed to be more responsive to municipal inquiries regarding traffic and circulation issues impacting local roadways, including safety concerns with large trucks travelling through predominantly residential areas. Coordination between NJDOT and municipalities should be a high priority, with the NJDOT acknowledging that municipalities typically of a higher degree of understanding local road conditions."	Township of Burlington		
State Agency Coordination		30	"NJDEP priorities for preserving lands should be aligned with DCA affordable housing mandates, whereby isolated and inconsequential impacts should not derail affordable housing projects. Alternatives should be explored so not to oppose court approved affordable housing sites. However, in those instances where a municipality has chosen to preserve environmentally sensitive lands and surrounding lands serving as a buffer, those planning decisions should not be usurped by any State agency."	Township of Burlington		
State Agency Coordination		30	"State mandates such as this cross-acceptance response template work effort should be funded by the State rather than as an unfunded mandate. Municipalities should be reimbursed for expenses and professional costs as municipalities are negatively impacted should they choose not to respond due to the cost burdens. This lack of funding is totally inconsistent with the State Plan goals to assist overly burdened communities and to provide equitable involvement with all State actions and advancements."	Township of Burlington		

Appendix B: Statewide Policy Issues

PSDRP GOAL/SECTION	PSDRP PAGE	DESCRIPTION	JURISDICTION	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	
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	
State Plan Policy Map		Planning Areas: remove adjacency criteria.	State	
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	
State Plan Policy Map		Create a new Planning Area that reflects developed areas that are subject to current and future climate risk.	State	
State Plan Policy Map		Create a new Planning Area that recognizes a Rural Planning Area (PA4) that has development.	State	
State Plan Policy Map	78	Centers: Addition/reintroduction of Cores within Centers	State	
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	
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	
State Plan Policy Map	76	Separate Critical Environmental Site and Historical Cultural Site (HCS)	State	
Implementation		Implement the State Plan as a guide.	State	
Implementation		Strengthen language regarding coordination between the State Plan, State Agencies, and municipalities/Counties.	State	