



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/Camden County Negotiation Session
July 14, 2025 – 9:00 a.m./July 21, 2025 – 9:00 a.m.
Zoom Video Conference
Meeting ID: 842 2365 2773
<https://us02web.zoom.us/j/84223652773>

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: Camden County Cross Acceptance Response Items

PSDRP GOAL/SECTION	PSDRP PAGE	CAR PAGE	DESCRIPTION	JURISDICTION	AGREE/DISAGREE
General		51	Consider providing a comprehensive list of grant funding opportunities and/or technical assistance by topic that municipalities can use to implement key policies or strategies that would support the goals and vision of the state plan.	Gloucester Township	
State Plan Policy Map		59	Planning Areas: Environmentally Sensitive Planning Areas (PA5) - This is residential/office space. It is not an environmentally sensitive area.	Borough of Haddonfield	
State Plan Policy Map		106	There are two state planning areas that are designated within Voorhees Township, according to the 2013 Natural Resources Inventory: The Metropolitan Planning Area (PA1), and Suburban Planning Area (PA2). The largest coverage in the township is the Metropolitan Planning Area. The NRI does also note that State Planning Areas generally do not coincide with boundaries of the township but extend into adjacent municipalities. Based on the descriptions of these planning areas in the State plan, these areas seem to be the most applicable to the township and suit the development goals of the township well. In particular, the township's goals to continue encouraging mixed use and pedestrian-friendly development as well as progressing the revitalization of existing business/community centers aligns with the listed intents of both the Metropolitan and Suburban planning areas from the state plan.	Voorhees Township	
State Plan Policy Map		106	For the centers/nodes and environs component of the state plan, as Voorhees continues to redevelop and revitalize existing commercial and community centers/hubs, the definitions and descriptions of these portions of the state plan will likely aid the township in implementing more effective policy to accomplish these goals and produce improved outcomes for Voorhees residents. As such, one recommendation for the state plan that could support the township in this goal would be to possibly include information about strategies on the interaction between centers/nodes and environs, particularly for regional and town-type centers and within the Metropolitan and Suburban State planning areas. This would be beneficial for Voorhees Township as a few specific areas in the municipality have been designated as areas in need of redevelopment, many of which fit or are close to fitting the state plan's definition of a center (such as the Voorhees Town Center and Main Street areas of the township). However, even the existing provisions on nodes/centers and environs in the state plan are an ample resource for Voorhees in further fostering growth of commercial/community centers within the township.	Voorhees Township	
State Agency Coordination		107	As it is used rather extensively in township reports/plans such as the master plan reexamination and natural resources inventory, keeping the most current data readily available from state and county/regional agencies such as the New Jersey Department of Environmental Protection (NJDEP), New Jersey Geographic Information Network (NJGIN), and Delaware Valley Regional Planning Commission (DVRPC), to name a few, would be of great assistance to the township as such data is immensely beneficial for updating township plans and reports and working towards accomplishing community goals and objectives , which once again align with the goals of the state plan. Having this data easily accessible and in its most current version from department/agency websites helps streamline the townships' processes to complete the most accurate and up to date plans and reports.	Voorhees Township	
General		115	While a certain degree of separation is required to keep goals coherent, it would be good to include discussion of how economic and housing growth and development can and should be balanced with conservation, especially in light of current affordable housing obligations which will drive further development.	Winslow Township	

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		