



State of New Jersey
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State Planning Commission/Cape May County Negotiation Session
July 7, 2025 – 9:00 a.m./July 14, 2025 – 11:30 a.m.

Zoom Video Conference

Meeting ID: 828 7095 1083

<https://us02web.zoom.us/j/82870951083>

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: Cape May County Cross Acceptance Response Items

PSDRP GOAL/SECTION	PSDRP PAGE	CAR PAGE	DESCRIPTION	JURISDICTION	AGREE/DISAGREE
State Plan Policy Map		12, 13, 14, 46, 49	PASB Environmentally Sensitive Barrier Island - The SDRP should distinguish between developed and undeveloped barrier islands. It would seem appropriate to include a provision in the State Plan that recognizes this existing higher density residential development in the PASB areas and the need to provide these areas with improved public infrastructure. The PASB intent would benefit from the addition of the following objective: "to encourage the creation of centers where historic development patterns current exist." Stated intentions of the PASB including, 'retreat of human habitation' and 'subsequent de-urbanization' are generally inconsistent with the City's (Sea Isle City) future vision of balanced growth, resilience, and protection of coastal resources." The designation of fully developed boroughs on coastal barrier islands as PASB restricts the applicability of many of the proposed goals of the State Plan.	County, Sea Isle City, Upper Twp., Wildwood & North Wildwood	
Implementation		15, 106	Improved Coordination - The SDRP (and statewide long-range planning more broadly) would benefit from a comprehensive analysis of how state agencies can more effectively coordinate both with one another and with local governments. Direct dialogue regarding conflicts between a Township's vision and NJDEP regulations should take place during the cross-acceptance process.	County, Sea Isle City, Middle Twp	
Comprehensive Planning		13	Although it is recognized that Centers designation can only be attained via Plan Endorsement, there should be a means to address some of the PE requirements via Cross-Acceptance. Separate processes discourages participation.	Sea Isle City	
State Plan Policy Map		12	The goals of the SDRP could be further served through the re-designation of centers and the consideration of updating the designation of several areas in CMC from PA5 to PA2 or PA3.	County	
State Plan Policy Map		14-15	The Strathmere section of Upper Township has been working with CMC to address the feasibility of extending public sewer service to the area. This is an area of concern that will need to be addressed either through cross acceptance or through a future map amendment. It would potentially require the creation of a Center for the Strathmere Community, and the recognition of the existing higher density residential development in the PASB areas.	Upper Twp	
State Plan Policy Map		12, 27-28	Cape May City is interested in retaining the PA-2 or Town Center designation. Cape May City will evaluate if there are any benefits to seeking the Town Center, PA-2 Designation or if remaining in the PA-5 Area is more appropriate.	Cape May City	
State Plan Policy Map		12	Dennis Township's previously designated centers have expired, and the Planning Areas designated on the SDRP map do not recognize the desired centers and are inconsistent with the core concept of the Township master plan, that being to promote development in centers, restrict development outside the Centers and protect the environs.	Dennis Twp	
State Plan Policy Map		12, 44	Ocean city is seeking approval of its Center. OC has petitioned the SPC for centers designation via the Plan Endorsement process. It is currently depicted as being located within the PASB Planning Area. "Most, if not all, of the 'intentions' and 'criteria' described in the SDRP for the Environmentally Sensitive/Barrier Island Planning Area are characteristic of Ocean City. The centers designation criteria for 2050 including system capacity, existing land use patterns and desirable future development and redevelopment patterns are also consistent with Ocean City's master planning and community goals. Ocean City demonstrates appropriate types of land area to accommodate projected growth, new or expanded capital facilities, and affordable housing allocations."	Ocean City	
State Plan Policy Map		12-13, 55	The State Plan should acknowledge and take into account the fact that Wildwood is an almost entirely built-out community. There is very little large-scale development that can occur in the future, so many of the restrictions on development found in various NJDEP and CAFRA regulations can become onerous for what essentially winds up being the replacement of one fully-developed parcel with another (redevelopment.) Previously, the entire City of Wildwood was part of the designated center. That should remain the case.	Wildwood & North Wildwood	
State Plan Policy Map		107	Block 1435.01, Lots 6,7,11, and 13, located between NJSH Route 9 and the Garden State Parkway, are partially within the Rio Grande Center and partially within a sewer service area. An NJDEP Freshwater Wetlands Letter of Interpretation has been issued as evidence that the parcels are suitable for development. Including this area in the Rio Grande Regional Center will support the expansion of an appropriate mix of commercial and residential development.	Middle Twp	
State Plan Policy Map		108	Block 1434, Lots 20-26 are located along Railroad Ave. It is proposed to expand the boundaries of the Rio Grande Regional Center to provide a linear consistency with the surrounding designated Center. Including this area will support the expansion of appropriate development.	Middle Twp	
State Plan Policy Map		13, 58	For the portion of Woodbine that is covered by the SDRP and is designated as a PA5, the Borough suggests it be redesignated as PA2 Suburban. The site is bounded by the Municipal Boundary and CR610, northeast of Woodbine Airport. The Borough feels that as an economically distressed and designated overburdened community, a change in the designation of this area from PA5 to PA2 would help to achieve several statewide planning goals, priorities, and strategies including economic development, revitalization, and equity.	Woodbine	

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	