



State of New Jersey
DEPARTMENT OF STATE
NEW JERSEY STATE PLANNING COMMISSION
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State Planning Commission/Cumberland County Negotiation Session
July 9, 2025 – 4:00 p.m./July 17, 2025 – 4:00 p.m.
Zoom Video Conference
Meeting ID: 860 1300 9381
<https://us02web.zoom.us/j/86013009381>

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: Cumberland County Cross Acceptance Response Items

PSDRP GOAL/SECTION	PSDRP PAGE	CAR PAGE	DESCRIPTION	JURISDICTION	NOTES	AGREE/DISAGREE
State Plan Policy Map		Bridgeton 5	It is recommended that the Planning Area boundaries become more aligned with patterns of existing development. Specifically, there are areas categorized as PA5 Environmentally Sensitive that have existing development on the properties, or are properties zoned for commercial or industrial uses.	City of Bridgeton	"The Metropolitan Planning Area is appropriate for the City of Bridgeton, considering the mix of uses, sewer and water service areas, and its higher density housing options."	
Infrastructure		5 (many municipal CARTs state this)	Public Health - The State should act as a catalyst to assist local government entities to partner with State colleges and universities to examine and create Health System Master Plan Elements for communities.	Countywide	share comments with state agencies	
State Plan Policy Map		Commercial 6	It is recommended that the large tracts of permanently preserved open space, such as NJDEP-owned Wildlife Management Areas, be categorized as Public Parks. The underlying Planning Areas of the Township's Centers and Nodes should also be reclassified as PA3: Fringe.	Commercial Township	"The Township of Commercial is located in PA4: Rural, PA 5: Environmentally Sensitive Planning Area and State Parks designation. Commercial Township also has 1 commercial node and 3 designated villages (centers). All nodes and centers are approved through the year 2032."	
Equity		Deerfield 3	State to provide resources related to equity initiatives for compliance.	Deerfield Township	strengthen language on equity. Be more specific.	
State Plan Policy Map		Deerfield 6	It is recommended that the Planning Area boundaries become more aligned with patterns of existing development. Specifically, areas zoned by the Township for Residential, Mixed Use, Commercial or Industrial (ie. areas of the Township designated for development and growth) should be located in the PA3: Fringe. The new Fringe Area are those areas where there is higher density of existing housing and services, and coincide the 2003 State Plan Plan's Proposed Villages. Since there is no sewer or water infrastructure in the Township, these areas would be prioritized for that expansion.	Deerfield Township		
Climate Change		3-4 (many municipalities state this)	State to provide support and resources to recreate the dike system or another floodplain management project that will protect development.	Countywide		
Pollution and Environmental Cleanup		Downe 4	Brownfields - State to act as a partner to the municipality, providing support and resources as it relates to enforcement of sand mining permits and land reclamation.	Downe Township, Commercial Township	provide high level guidance and best management practices.	
Comprehensive Planning		6-7 (many municipalities state this)	State to provide annual and reliable PILOT payments to municipalities for preserved open space.	Countywide		
State Plan Policy Map		Downe 7	It is recommended that the Planning Area boundaries become more aligned with patterns of existing development. Areas of the Township where there is concentrated development, particularly those areas zoned residential with existing small-lot development, industrial, and commercial, are recommended to be revised from PA4 Rural to PA3 Fringe, which includes the communities of Dividing Creek, Newport and Money Island. The communities of Fortescue and Gandy's Beach, where the batch sewer plant is under construction, are recommended to be changed from PA5 to PA2. In addition, it is also recommended that large tracts of permanently preserved open space, such as the expansion of the Wildlife Management Areas, be categorized as Public Parks.	Downe Township		
Infrastructure		Fairfield 4	State to provide support and expedite approval of sewer service areas in communities, especially in areas where there are existing communities on small lots utilizing septic systems and well water.	Fairfield Township		
State Plan Policy Map		Fairfield 6	It is recommended that the Planning Area boundaries become more aligned with patterns of existing development. Areas of the Township where there is concentrated development, particularly those areas zone residential with existing small-lot development, industrial, and commercial, are recommended to be revised from PA4 Rural to PA3 Fringe. In addition, it is also recommended that large tracts of permanently preserved open space, such as the expansion of the Wildlife Management Areas, be categorized as Public Parks.	Fairfield Township		
Economic Growth		Greenwich 5	The State to provide assistance related to marina planning and transitioning for other water dependent uses.	Greenwich Township		
Economic Growth		Greenwich 5	State to provide flexibility for water dependent uses.	Greenwich Township		
State Plan Policy Map		Greenwich 6	It is recommended that the Planning Area boundaries become more aligned with patterns of existing development. Areas of the Township where there is concentrated development, particularly those areas zoned Residential and Commercial with existing small-lot development are recommended to be revised from PA4 Rural to PA3 Fringe.	Greenwich Township		

State Plan Policy Map		Hopewell 6	It is recommended that the Planning Area boundaries become more aligned with patterns of existing development and areas where there is existing infrastructure. • PA 2: Suburban should be revised to remove any preserved farms and add areas that are zoned Residential, Commercial, and Agriculture Industry. • In addition, portions of the Township that are located within the Sewer Service Area should be removed from PA 4 Rural and placed in the PA 2 Suburban Planning Areas. • Roadstown Village, located within its own Village Zone, adjacent to Stow Creek Township, should be placed in PA3: Fringe. A portion of the Agriculture Industry Zone, near Hopewell's border with Fairfield, should be placed in PA3: Fringe. The Fringe Planning Area are areas where there is not currently sewer service, but it may be extended in the future. • Preserved land areas owned by state entities should be placed in PA8: State Parks/Open Space.	Hopewell Township		
State Plan Policy Map		Lawrence 7	It is recommended that the Planning Area boundaries become more aligned with patterns of existing development. Areas of the Township where there is concentrated development, particularly those areas zone residential with existing small-lot development, industrial, and commercial, are recommended to be revised from PA4 Rural to PA3 Fringe. In addition, it is also recommended that large tracts of permanently preserved open space, such as the expansion of the Wildlife Management Areas, be categorized as Public Parks.	Lawrence Township		
State Plan Policy Map		Millville 6	It is recommended that the Planning Area boundaries become more aligned with patterns of existing development and areas where there is existing and proposed infrastructure. Specifically, portions of neighborhoods with small lots should be relocated from PA2 to PA1, as these areas have similar levels of density as their adjacent neighbors. Other areas should be relocated from PA4 to PA2, given development that has occurred and these areas have access to sewer/water infrastructure. Areas of the City where it is zoned residential, such as Laurel Lake, or commercial/industrial (along Route 49, Carmel Road, Sugarman Avenue, Route 47), are recommended to be changed from PA4 or PA 5 to PA3: Fringe. The Fringe Planning Area consists of areas targeted for development or where there is existing development that needs infrastructure. Further, state-owned open space should be reclassified as PA8: State Parks/Open Space.	City of Millville		
Climate Change		Maurice River 3	The State to create a home elevation program for vulnerable communities to raise homes to the mandated base flood elevation as required by FEMA and NJDEP.	Maurice River Township	also in county cart	
Infrastructure		Maurice River 4	State to provide assistance and information related to potential programs and funding that can serve to improve cellular and internet coverage in rural parts of the state,	Maurice River Township	also in county cart	
Infrastructure		Maurice River 4	State to assist the Township with flood mitigation projects, especially along roadways that also serve as hurricane evacuation routes.	Maurice River Township	also in county cart	
State Plan Policy Map		Maurice River 6	The most recent Plan Endorsement process has shrunk the existing villages and increased the area of undevelopable land. Should the existing Centers and Nodes expire in Maurice River Township, it's recommended that the underlying Planning Areas be changed to PA3: Fringe- as these are areas where there are existing homes, businesses, and communities that would greatly benefit from the extension of infrastructure (sewer, water, internet, etc.) It is recommended that the large tracts of permanently preserved open space, such as NJDEP-owned Wildlife Management Areas, be categorized as Public Parks.	Maurice River Township		
State Plan Policy Map		Shiloh 6	It is recommended that the Planning Area boundaries become more aligned with patterns of existing development and areas where there is proposed infrastructure. Specifically, the area that is located within the County's approved and proposed Sewer Service Area, which the Borough has zoned residential, commercial, and industrial, is recommended to be placed in the PA3: Fringe Planning Area.	Shiloh Borough		
State Plan Policy Map		Stow Creek 7	After careful consideration, the Township seeks to change a portion of the PA4 Rural to PA3 Fringe along Route 49 near the Township's border with Hopewell and Shiloh.	Stow Creek Township		
State Plan Policy Map		Stow Creek 7	Large tracts of permanently preserved open space, such as the expansions of State Parks and Wildlife Management Areas, be categorized as PA8. There are areas of NJDEP-owned land that are leased to local farmers, which present unique challenges to the balance of private industry on public land. Therefore, it is recommended that the PA8 State Park category be broadened to state PA8 State-Owned Lands and Open Space, as not all NJDEP-owned land is publicly accessible.	Stow Creek Township		
State Plan Policy Map		Stow Creek 7	The previous State Park mapping incorrectly identified privately-owned properties as State-owned lands, and should be revised to reflect either the PA4 Rural Planning Area or PA5 Environmentally Sensitive Planning Area, depending upon their location.	Stow Creek Township		
State Plan Policy Map		Upper Deerfield 7	It is recommended that the Planning Area boundaries become more aligned with patterns of existing development and areas where there is existing infrastructure. Specifically, PA 2: Suburban should be revised to remove any preserved farms and those areas be changed to PA 4 Rural. In addition, portions of the Township that are located within the Sewer Service Area should be removed from PA 4: Rural or PA3: Fringe and placed in PA 2: Suburban Planning Area. It is also recommended that the portion of the Township near the intersection of Route 77 and Deerfield/Cohansey Deerfield Road that is currently zoned residential and commercial, be changed from PA4: Rural to PA3: Fringe, to better align the state plan with local planning policies.	Upper Deerfield Township		
State Plan Policy Map		Vineland 7	It is recommended that the Planning Area boundaries become more aligned with patterns of existing development and areas where there is existing and proposed infrastructure. Specifically, there are several areas in the north western portion of the City that are within the sewer service area. These areas are recommended to be classified as PA2 from PA4.	City of Vineland		
State Plan Policy Map		Vineland 7	It is also recommended to reclassify an area south of Maple Avenue and west of N. Lincon Ave from PA4 to PA3- the City has this area zoned for residential, however, it is not currently located in the sewer service area.	City of Vineland		
State Plan Policy Map		Vineland 7	There is also an existing application that is pending approved by NJDEP to add the area surrounding Utopia Lane in eastern Vineland to the Sewer Service Area. This area is proposed to be changed from PA4 or PA4B to PA2, given the location of existing development and the pending application.	City of Vineland		
State Plan Policy Map		Vineland 7	It is also recommended that areas owned by the State or NJDEP be reclassified as PA8 State-Owned Land/Parks/ Open Space.	City of Vineland		

Climate Change		County 5	The State Plan also has a subgoal of decarbonization. In efforts to de-carbonize the state, there needs to efficient, updated, and modernized electric infrastructure that can support emerging technology and land uses, as well as maintaining existing needs. Emerging technologies, such as data centers, electric vehicle charging stations, and utility-scale solar, should be supported without causing rate increases to local consumers. The State and BPU should work with Atlantic City Electric to ensure that infrastructure can support emerging technologies and power withdraws.	County		
Natural and Water Resources		County 7	The NJDEP recently revised its stormwater management rules, and there are additional changes pending via the NJDEP REAL regulations, which will have additional impacts on coastal and inland floodplains. As iterated in the Climate Change section of this report, funding and support from state agencies is needed to ensure compliance. There should also be some sort of credit or "rebate" given to municipalities for the vast acreage of NJDEP-owned and maintained lands which provide these services.	County	combine with REAL discussion	
Infrastructure		County 9	While this topic has been discussed in multiple other areas of this report, the fundamental issue is that the most recent Wastewater Management Plan was provided by Cumberland County to NJDEP in 2019 with no response over the ensuing six years other than acknowledgment of receipt. This has resulted in a document which now is largely outdated and requires revision to address the significant economic development that has occurred over the last few years. Sewer is recognized as an environmental protection tool, to sustainably treat and otherwise manage wastewater responsibly. Sewer service as opposed to septic systems is a publicly-managed enterprise open to oversight and public scrutiny. Septic is often reliant on private investment without the ability to effectively ensure compliance. Given this, the State should be generally supportive of sewer service expansion; however, given the lack of responsiveness over the last six years and the known extensive delays with various Site Specific Amendment requests made in Cumberland County, general State policy on wastewater management falls into question. The State Development and Redevelopment Plan should provide guidance to State agencies by supporting sewer expansion within Fringe, Suburban and Urban areas as well as designated Centers.	County		
Housing		County 10	While the State provides funding to assist with the creation of affordable housing through the State Affordable Housing Trust Fund, there is limited support with respect to state assistance with the rehabilitation of older housing stock for moderate- and low-income households.	County		
Housing		County 10	That State Plan includes a subgoal related to housing and transportation. This subgoal is primarily focused on locations where there is a train station, allowing a municipality to provide a Transit-Oriented- Development. There are no train stations in Cumberland County. However, there needs to be better coordination with NJ Transit, other state agencies, and the County to proactively provide additional transit to facilities and amenities in relation to the workforce.	County		
Archeological, Historic, Cultural, Open Space and Recreation		County 11	Wildlife Management Areas - in some municipalities, over 80% of the entirety of the land area is held by the State as open space, severely reducing the tax base on which the municipalities rely for maintaining a functioning government. Consequently, amenities and basic services for residents are either lacking or non-existent in some locations throughout Cumberland County. While legislative efforts such as PILOT funding can sometimes provide stop-gap assistance, a more permanent solution can be made by designating remaining undeveloped upland areas as appropriate for future development. Any municipality exceeding 80% permanently preserved should be considered to have more than met its contribution for environmental protection and any remaining properties available should receive prioritization by the State for development. This issue becomes one of environmental justice and equity. Typically, this terminology references cases in which neighborhoods are devoid of open spaces, but in Cumberland's case, it refers to the opposite – neighborhoods and communities where so much land is preserved and protected that it makes it difficult for residents to receive even the most basics of sustainable life. Additionally, with degrading infrastructure and the inability of local government to be able to afford basic services, the cost of living becomes untenable. Most communities that fall into this situation are at or near the poverty level, which makes equity and justice concerns that much more apparent.	County	Examples of policies or goals which could ameliorate this injustice and inequity include, prioritization of development-related grant funds and infrastructure grant support to municipalities with high percentages of stateowned lands; reductions in environmental constraints for future development in these communities; and improved support of eco-tourism initiatives within these communities.	
Archeological, Historic, Cultural, Open Space and Recreation		County 11	Wildlife Management Areas - The topic of eco-tourism leads to the second challenge faced in these communities. While huge acreages have been acquired as open space, in many cases little to no investment has been made in passive recreational amenities. In many cases, Wildlife Management Areas lack well-maintained trails, interpretive or directional signage, trailhead parking, restroom facilities, observation towers or other recreational improvements that would attract use of the properties by the public. In fact, in some cases, state-owned land is actively closed to the public due to the lack of proper maintenance. The result is that local residents cannot enjoy the public lands and sustainable economic development opportunities are lost due to the inability of these public resources to attract tourism. This situation creates a sense of animosity between local residents and community leaders and NJDEP and other open space land stewards. This does not have to be the case. Stewards need to provide STEWARDSHIP – relatively limited investments in these properties could dramatically improve the benefits they provide to local communities. Such investments would be most effective and beneficial if it is coordinated with local governments. Strong partnerships could form through this effort, with residents and communities taking pride in these investments and acting as local yes and ears to help protect and maintain lawful usage of the properties.	County	In almost all examples within the State Development and development Plan, inequity and injustice as it relates to environmentalism and open space references highly developed neighborhoods with inadequate open space opportunities. The Plan needs to also identify the growing inequity and injustice found in communities with so much preserved open space that basic livability is being called into question	

Revitalization		County 12	That State Plan includes subgoals of revitalizing older centers and recentering underutilized developed areas. Within Cumberland County, there are existing and historic population centers that are well established and historically significant. These areas are not identified in the State Plan. These existing smaller scale villages and hamlets are at a cross roads- NJ DEP infrastructure regulations do not support these existing and historic patterns of development. Such communities have been identified on the maps as being relocated from PA5, PA4B or PA4 to PA3: Fringe, as permitting and incentivizing investment in these communities with infrastructure would not only improve public health (ie. undersized lots with septic and well), but also act as a catalyst for economic development, reinvestment and revitalization. These smaller scale centers include: Port Norris, Mauricetown, Dividing Creek, Newport, Greenwich, Fairton, Laurel Lake, Leesburg, Delmont, Port Elizabeth, Cedarville, Roadstown, Rosenhayn, and Dorchester, Bivalve, and Bricksboro. All population centers- regardless of size- need to be recognized by State Agencies.	County	New Centers can not be endorsed during cross acceptance.	
Sound and Integrated Planning		County 12	The State Agencies need to better balance one another. Much of Cumberland County, and more specifically the Bayshore Region, lies within NJDEP and CAFRA jurisdiction. In conducting outreach to our municipalities that had recently achieved Plan Endorsement, there was much discussion about NJDEP mandating a reduction in the size of center boundaries given the ecological significance of that area. NJDEP failed to take notice of a sustainable balance of land development within the Center. Further, the State's environmental regulations and purchase of open space threaten the livability of communities, which render much of the Bayshore "inhabitable" and "non-developable." Should NJDEP restrictions continue to remain stringent, there needs to be some form of equity given to those impacted communities.	County		
State Plan Policy Map		County 13	Given the rural nature of Cumberland County, there are limited utilities and infrastructure, such as sewer service which is often a requirement for higher density housing. The existing Sewer Service Areas are predominately located within the County's three cities- Vineland, Bridgeton and Millville- and within municipalities adjacent to the cities. The majority of the existing sewer service area are located in PA1: Metropolitan and PA2: Suburban. Areas that have sewer service and are located in other Planning Areas (such as PA4: Rural), should be reassigned to PA1 or PA2, depending upon local conditions.	County		
State Plan Policy Map		County 13	In addition, there are other areas of the County that are located in PA4: Rural or PA5: Environmentally Sensitive, but are existing nonconforming as small lot residential development, given the historic settlement patterns of the County. These areas include the communities of Port Norris, Mauricetown, Dividing Creek, Newport, Greenwich, Fairton, Laurel Lake, Leesburg, Delmont, Port Elizabeth, Cedarville, Roadstown, Rosenhayn, and Dorchester, to name a few. These areas of existing small lot development should be acknowledged in the State Plan as areas in need of investment, including access to infrastructure such as sewer, water, and high-speed internet.	County	planning area amendment	
State Plan Policy Map		County 13	Further, all state-owned land in Cumberland County should be reassigned to PA8: State-Owned Land. The County also recommends that PA8 be reassigned its name from State Parks and Open Space to State-Owned Land, as there are several NJDEP-owned properties that are leased to private entities for farming and are therefor not publicly accessible.	County		
Implementation		County 14	Lack of Flexibility for Local Implementation- Rural communities face different challenges than those in the more urbanized areas. Specifically, PA4 and PA5 should encourage low density rural communities with the supportive infrastructure to maintain reasonable and modern living conditions. Only PA8 should be prohibitive of development.	County		
Agriculture		County 14	Insufficient attention to agricultural and resource-based economies- Agricultural and resource based economic development needs to be incorporated into the State Plan as a means to balance the preservation with economic development. Amenities such as bathrooms, water fountains, and small-scaled restaurants for tourists looking to spend a day in nature and remote areas require infrastructure. There are many regulatory barriers prohibiting complimentary uses from opening that support eco-tourism and agri-tourism. Future revisions to the state plan and implementation of the state plan should incorporate these revisions.	County		
Infrastructure		County 14	Transportation and Infrastructure Gaps- Rural counties fact persistent challenges related to infrastructure maintenance, limited public transportation, and aging utility systems. However, the Preliminary Plan highlights transit-oriented-development (TOD) and other transportation issues already served by mass transit, rather than acknowledging issues faced outside of train lines. The Infrastructure investment framework should include rural transportation corridors, bridge repair programs, and innovative rural mobility solutions (e.g., micro transit, demand-responsive services, etc.). There should also be a discussion related to rural broadband and cellphone coverage as critical infrastructure priorities.	County		
Comprehensive Planning		County 14	Plan Endorsement Process- empower counties to provide services on behalf of municipalities	County		
Implementation		County 14	Reasonable timeframe limitations for permits and plans, especially Wastewater Management Plans.	County		

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	