



ESSEX COUNTY PLANNING BOARD

RESOLUTION # 01-0625

**State Development & Redevelopment Plan
Cross-Acceptance Process
Essex County Cross Acceptance Report Submittal**

June 10, 2025

RECORD BY VOTE



ADOPTED



DEFEATED

(X- INDICATED VOTE

AB-ABSTENTION

NP-NOT PRESENT)

MEMBER	YES	NO	AB	NP	MEMBER	YES	NO	AB	NP
John Chiaia Chairman	X				Wayne Richardson County Commissioner				X
Elisa Charters Vice Chair	X				Brendan Gill County Commissioner				X
Raymond Wong Member	X				Sanjeev Varghese, PE County Engineer				X
Anthony Aulita Member				X					
Mehari Ghebremicael Member	X								
Louis Venezia Member	X								
Ricardo Valderrama County Engineer, Rep.	X								

WHEREAS, the Essex County Planning Board finds as a matter of fact,

THAT, on July 17th, 2024 the Essex County Board Commissioners passed Resolution R-2024-00651 which authorizes the County Planning Board to carry out the cross-acceptance process as the negotiating entity for Essex County pursuant to the State Planning Act; and,

THAT, the Essex County Planning Board prepared a work program and schedule for negotiating municipal and county Cross-acceptance and submitted said work program and schedule to the New Jersey Office of Planning Advocacy; and,

THAT, the New Jersey Office of Planning Advocacy approved the Essex County Cross Acceptance Work Program and Schedule; and,

THAT, the County's Division of Planning provided staff assistance to the Essex County Planning Board to prepare a Cross-acceptance Response Template; and

THAT, the County's Division of Planning developed the Essex County Cross-Acceptance Report as per the approved Essex County Cross Acceptance Work Program and incorporated commentary received from various municipalities; and

THAT, submitting the Essex County Cross Acceptance Report to the New Jersey Office of Planning Advocacy is required prior to commencing the negotiation phase of the cross-acceptance process.

NOW, THEREFORE, based on the information above, the Essex County Planning Board resolves as follows:

1. That the County's Division of Planning is hereby authorized to submit the Essex County Cross Acceptance Report to the New Jersey Office of Planning Advocacy; and,

The Essex County Planning Board duly took
the foregoing action on June 10th, 2025.



John Chiaia

John Chiaia, Chairman

David Antonio

David Antonio, Secretary

County Cross Acceptance Report- Essex County

Essex County is a diverse area of New Jersey, as it contains one of the most urban areas in the State, the City of Newark and inner ring urban and outer ring suburban municipalities such as Essex Fells and Livingston. Despite visual and functional differences, the County's twenty-two municipalities have at least one thing in common: they are at or nearing full build out. This fully developed character places most of the planning focus on improving or replacing existing building stock and infrastructure and preserving the little available land to serve as parks and open space for a growing population.

As part of the release of each version of the New Jersey State Development and Redevelopment Plan (State Plan), including the current Preliminary State Development and Redevelopment Plan (Preliminary Plan), a Cross- acceptance process is undertaken to ensure that municipal planning documents, such as master plans, master plan reexamination reports, planning studies, land development regulations, and redevelopment plans, are consistent with the goals and policies of the State Plan. Cross-acceptance is also an opportunity for municipalities to voice their concerns with the State Plan. The Preliminary Plan represents the fourth round of State Plan Cross-acceptance. As with the prior rounds, the Essex County Planning Board has agreed to serve as the negotiating entity that will coordinate between the New Jersey Office of Smart Growth and the twenty-two Essex County municipalities: Belleville, Bloomfield, Caldwell, Cedar Grove, East Orange, Essex Fells, Fairfield, Glen Ridge, Irvington, Livingston, Maplewood, Millburn, Montclair, Newark, North Caldwell, Nutley, Orange, Roseland, South Orange Village, Verona, West Caldwell, and West Orange.

The Preliminary Plan updates the 2004 State Development and Redevelopment Plan. Rather than serving as a wholly new and different State Plan, the Preliminary Plan primarily builds on the existing concepts and adds goals to address emerging issues such as equity and climate change. The Preliminary Plan is organized into 10 goals with 26 priorities.

The process began in March 2025 with a Kick-off Meeting, held jointly by the New Jersey Office of Smart Growth and Essex County, to introduce the Preliminary Plan and the Cross Acceptance process to the public.

The Cross-acceptance process included a request that municipalities submit a Municipal Cross-Acceptance Response Template and an examination of municipal planning documents to evaluate each municipality's consistency with the Preliminary State Development and Redevelopment Plan (Preliminary Plan) Goals and Priorities. In addition, as part of the Cross-acceptance process, Essex County's municipalities were asked to review the Preliminary Policy Map for potential changes that would better reflect the municipality using Survey123 which is a tool to visualize and gather proposed map changes and justifications to the NJ State Plan Policy Map.

Participating municipalities were found to be generally consistent with the State Plan, including Goals and Priorities and the applicable Planning Area.

In addition, there were many smaller scale issues that ranged from content with the Preliminary Plan to funding and planning effort request from the State Agencies.

During the Cross-acceptance process, Essex County Municipalities expressed several concerns, which were echoed by several municipalities. The common concerns result from the fully built, dense character and existing infrastructure of most Essex County municipalities and the impacts of climate-related hazards, protecting limited opens space, and accommodating growth without sacrificing the existing community fabric/character.

- Climate Change. Several municipalities mentioned the increase in frequency and severity of storms has lead to heavy rainfall where aging or undersized stormwater systems cannot handle increased volumes of rainwater. This has led to damage to transportation infrastructure, leading to costly repairs and disrupted transportation access and expensive repairs and declining property values, especially in flood-prone zones.
- Economic Development. Municipalities have mentioned the protection and strengthening of commercial and industrial areas and the employment opportunities they generate.
- Aging Infrastructure. As Essex County municipalities are fully built, or nearly fully built, they must wrestle with continuous repairs of infrastructure to maintain adequate levels of service for existing and future residents.

In addition to those concerns that are constantly dealt with by the municipalities in their approval processes, long range planning and budgeting, there were issues and opportunities identified during the Cross-acceptance process. The following issues are in relation to the Preliminary Plan and were identified in the Municipal Cross-acceptance Response Templates or during the public meeting held in March.

Preliminary Plan Content

- 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.
- The Climate Change goal could be enhanced by providing more specific guidance on addressing climate vulnerabilities in already developed areas.
- The Plan should acknowledge the unique challenges faced by historically established communities like Montclair that have limited undeveloped land yet still need to accommodate growth.
- Plan could recommend the development of regional level rather than municipal level climate change related hazard Vulnerability Assessments/ Mitigation Plans.
- Poverty rates in parts of the County continue to be well above national averages, The State Plan should encourage further economic strengthening between municipalities and governing bodies who are able to provide longer-term solutions by seeking regional level solutions.

Funding and State Agency Planning Efforts

- Additional funding should be provided to municipalities to implement the State Plan Goals
- Streamlining the NJDEP minor application process, as well as providing more realistic affordable housing regulations that are readily understood, is recommended.
- The DEP should create specific programs and technical assistance for urban stream restoration, brownfield remediation, and green infrastructure implementation that can be applied in established communities.

- The State Planning Commission should create a cross-acceptance process that occurs more frequently than the current cycle allows. Regular check-ins with municipalities would help identify implementation challenges early and allow for adjustments to both local plans and State agency approaches.
- The State should establish a comprehensive data collection and sharing platform that allows municipalities to track their progress on State Plan goals using consistent metrics.
- The goals of the State Plan set clear guideposts for municipalities but without clear, actionable direction on how to achieve them. It would be advantageous to provide resource guides, including recommendations for funding opportunities, alongside the goals.

Preliminary Plan Policy Map

- All of Essex County is within Planning Area – 1 Metro. No municipality objected to this designation.
- The Parks and Open Space areas should be updated to be consistent with the most recent Record of Open Space Inventory (ROSI).
- The State Plan should identify where redevelopment is recommended, as not all the Metropolitan Planning Area should be taking on a redevelopment character.

Transportation

- Safe and resilient transportation network across all modes.
- Accommodation of future roadway vehicular volumes as growth continues.
- Increase off-street parking availability

Municipal Submitted CARTS

Municipal Cross-Acceptance Response Template

1. Indicate which documents the municipality or county has and the dates of adoption:

- ☒ Most recent adopted Master Plan and any draft elements currently being considered: **1978 Master Plan, 1982 Master Plan Revision, 1986 Housing Element and Housing Plan, 1995 Housing Element and Housing Plan, 2004 Land Use Element Amendment, 2006 Housing Element and Fair Share Plan, 2008 HEFSP, 2010 Land Use Plan Amendment, 2011 Land Use Plan Amendment, 2020 Land Use Plan Amendment, 2020 HEFSP, 2025 HEFSP in process**
- ☒ Master Plan Reexamination Report(s): **Reexams from 1988, 1994, 2000, 2004, 2010, 2020**
- ☐ Official Map pursuant to N.J.S.A. 55D-32
- ☒ Land use map: **1978**
- ☒ Zoning Ordinance and other land development standards: **Land Use Ordinance adopted 1990, amended through 2024**
- ☐ Zoning map and schedule: **Zoning Map last revised 2019**
- ☐ Natural Resource Inventory
- ☒ Recreation and Open Space Inventory (ROSI)
- ☒ Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL):
 - 1. Redevelopment Plan for Safer Site (Block 21, Lot 1.01 – 9 Woodland Road); 2012.**
 - 2. Redevelopment Plan for Block 30, Lot 2 (6 Becker Farm Road); adopted 2017.**
 - 3. Redevelopment Plan for Block 30.1, Lot 14 (85 Livingston Avenue); adopted 2017.**
 - 4. Area in Need of Redevelopment designation adopted for Block 34, Lots 1.01 and 2.01 (55 & 80 Livingston), 2022. No Redevelopment Plan yet.**
 - 4. Area in Need of Redevelopment designation adopted for Block 34, Lots 1.01 and 2.01 (55 & 80 Livingston), 2025. Redevelopment Plan being drafted now.**
- ☐ Resource protection ordinances
- ☐ Farmland Preservation/Agricultural Retention Plan
- ☒ Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan): **2013 Essex County Wastewater Management Plan, 2024 Stormwater Management Plan, 2025 Essex County Hazard Mitigation Plan Update**

2. Review the ten goals in The Preliminary State Plan and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.

Economic Development- High consistency
Housing- High consistency
Infrastructure- Medium consistency
Revitalization and Recentering- High consistency
Climate Change- Low consistency
Natural and Water Resources- High consistency
Pollution and Environmental Cleanup- High consistency
Historic and Scenic Resources- High consistency
Equity- High consistency
Sound and Integrated Planning- High Consistency

3. If inconsistent how will the municipality or county become more aligned with the State goals

and how will this be achieved? What is the predicted timeframe for greater consistency?

Climate Change – the Borough is experiencing significant flooding with greater frequency. The 2020 Master Plan Reexamination Report recommends the Borough consider preparing a Green Buildings and Environmental Sustainability Plan Element of the Master Plan to plan for future climate change and provide local controls to promote local resiliency, carbon sequestration, renewable energy infrastructure, smart growth (including consideration of potential locations for the installation of electric vehicle charging stations), storm resiliency (with respect to energy supply), and environmental sustainability.

4. How well do the designated State Planning Areas suit the current and future development of your municipality?

The Town is completely within the PA1 planning area, which is appropriate. The Parks and Open Space areas should be updated to be consistent with the ROSI.

Section 2: Agreements and Disagreements with The Preliminary State Plan

1. Provide a detailed discussion of any issues or recommendations to The Preliminary State Plan in order to better meet local needs.

Roseland is a substantially built-out community with limited vacant land available for new development. The Borough will be focusing on redevelopment opportunities as the former office parks continue to see increasing vacancies.

2. Provide a detailed explanation of how municipal plans will be modified in order to create a greater degree of consistency.

The Borough's documents are consistent with the State Plan.

3. Provide comments and recommendations regarding State agency implementation of the State Plan including any applicable agency or program, as well as, make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.

Grant funding opportunities should be made available to implement the goals and priorities outlined in the State Plan.

4. Submit a Negotiating Agenda, which will form the basis of the negotiation sessions between the negotiating entity and the SPC. The agenda should state the issues being presented, proposed alternatives and provide direct citations of pertinent State Plan provisions wherever possible. OPA will then schedule meetings with the negotiating entity to work through the agreements and disagreements.

Essex County is the Negotiating Entity

5. Identify areas to be protected and areas where sprawl (low density auto-dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.

Roseland is traversed by the Passaic River along with numerous streams and tributaries. The Borough is experiencing flooding issues in residential areas. There may be a need for a regionalized solution.

6. Does the municipality and/or county have an open space plan? Open space tax?

Essex County open space tax of 0.017 per \$100 of assessed value.

7. Is the municipality a member of Sustainable Jersey? If not, what are the reasons for not participating? Does the municipality have other environmental groups, such as, an Environmental Commission or a Green Team?

Roseland is a member of Sustainable New Jersey but has not been certified, and the Borough has an Environmental Commission.

8. Please indicate your community's three most important local and regional land use planning goals and priorities:

- a. Retain the existing residential character of the Borough***
- b. Ensure that redevelopment occurs in a manner consistent with the existing character and established vision for the Borough.***
- c. Concentrate commercial expansion in defined centers of the Borough.***

9. Please list the Negotiating Committee members:

Essex County is the Negotiating Entity

10. Will your county require a translator at the public hearings? If so, please identify language:

Essex County is the Negotiating Entity

11. Additional comment(s):

Municipal Cross-Acceptance Response Template

1. Indicate which documents the municipality or county has and the dates of adoption:

- ☒ Most recent adopted Master Plan and any draft elements currently being considered: **1964 Master Plan, 1978 Land Use Plan, Housing Plan, 1988 Master Plan and Addendum readopted, 1989 Land Use Plan and Housing Plan, 2003 Land Use Element, 2005 Housing Element and Fair Share Plan, 2006 Housing Element and Fair Share Plan, 2021 Housing Element and Fair Share Plan, 2024 Housing Element and Fair Share Plan Amendment**
- ☒ Master Plan Reexamination Report(s): **Reexams from 1982, 1989, 1994, 2000, 2006, currently in process of adopting a 2025 Reexam.**
- ☐ Official Map pursuant to N.J.S.A. 55D-32
- ☒ Land use map: **1978 Land Use Plan**
- ☒ Zoning Ordinance and other land development standards: **first Zoning Ordinance was adopted on May 13, 1936. New Zoning Ordinance was adopted on December 21, 1982 and again in 1993. Various amendments have occurred from 1993 through 2024.**
- ☒ Zoning map and schedule: **Zoning Map last revised 2009, a draft Zoning Map has been prepared in 2024 and is awaiting adoption**
- ☐ Natural Resource Inventory
- ☒ Recreation and Open Space Inventory (ROSI)
- ☒ Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL): **2018 Redevelopment Plan for Bloomfield Avenue Area in Need of Rehabilitation**
- ☐ Resource protection ordinances
- ☐ Farmland Preservation/Agricultural Retention Plan
- ☒ Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan): **2013 Essex County Wastewater Management Plan, 2005 Stormwater Management Plan, 2025 Essex County Hazard Mitigation Plan Update**

2. Review the ten goals in The Preliminary State Plan and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.

Economic Development- High consistency
Housing- High consistency
Infrastructure- Medium consistency
Revitalization and Recentering- High consistency
Climate Change- Low consistency
Natural and Water Resources- High consistency
Pollution and Environmental Cleanup- High consistency
Historic and Scenic Resources- High consistency
Equity- High consistency
Sound and Integrated Planning- High Consistency

3. If inconsistent how will the municipality or county become more aligned with the State goals and how will this be achieved? What is the predicted timeframe for greater consistency?

Climate Change – the Township is experiencing significant flooding with greater frequency. The draft Master Plan Reexamination Report recommends that the Township

update its Master Plan, beginning with a Climate Change Related Hazard Vulnerability Assessment

4. How well do the designated State Planning Areas suit the current and future development of your municipality?

The Town is completely within the PA1 planning area, which is appropriate. The Parks and Open Space areas should be updated to be consistent with the ROSI.

Section 2: Agreements and Disagreements with The Preliminary State Plan

1. Provide a detailed discussion of any issues or recommendations to The Preliminary State Plan in order to better meet local needs.

West Caldwell is a substantially built-out community with limited vacant land available for new development. The Township will be focusing on redevelopment opportunities along the major corridors of Bloomfield and Passaic Avenues.

2. Provide a detailed explanation of how municipal plans will be modified in order to create a greater degree of consistency.

The Town's documents are consistent with the State Plan.

3. Provide comments and recommendations regarding State agency implementation of the State Plan including any applicable agency or program, as well as, make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.

Grant funding opportunities should be made available to implement the goals and priorities outlined in the State Plan.

4. Submit a Negotiating Agenda, which will form the basis of the negotiation sessions between the negotiating entity and the SPC. The agenda should state the issues being presented, proposed alternatives and provide direct citations of pertinent State Plan provisions wherever possible. OPA will then schedule meetings with the negotiating entity to work through the agreements and disagreements.

Essex County is the Negotiating Entity

5. Identify areas to be protected and areas where sprawl (low density auto-dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.

West Caldwell is traversed by the Passaic River along with numerous streams and tributaries. The Township is experiencing flooding issues in residential areas. The Township is considering preparing a Climate Change Related Hazard Vulnerability Assessment to address the flooding concerns. There may be a need for a more regionalized solution.

6. Does the municipality and/or county have an open space plan? Open space tax?

Essex County open space tax of 0.017 per \$100 of assessed value.

7. Is the municipality a member of Sustainable Jersey? If not, what are the reasons for not

participating? Does the municipality have other environmental groups, such as, an Environmental Commission or a Green Team?

West Caldwell is a member of Sustainable New Jersey but has not been certified, and the Township has an Environmental Commission.

8. Please indicate your community's three most important local and regional land use planning goals and priorities:

- a. Maintain suburban residential character with a strong regional employment base.***
- b. Preservation and enhancement of residential neighborhoods while encouraging decent, safe and sanitary housing.***
- c. Protect and strengthen the commercial and industrial areas.***

9. Please list the Negotiating Committee members:

Essex County is the Negotiating Entity

10. Will your county require a translator at the public hearings? If so, please identify language:

Essex County is the Negotiating Entity

11. Additional comment(s):

A.2 Cross-Acceptance Response Template

Your Municipality: Township of Fairfield, Bergen County

Your Name / Title: John Szabo PP, AICP, Township Planner

Your Email Address: jhb@burgis.com

Section 1: Consistency with The Preliminary State Plan

If a municipality or regional entity obtained Plan Endorsement that has not expired, this section does not need to be completed.

1. Indicate which documents the municipality or county has and the dates of adoption:

<input checked="" type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered	1983 Master Plan, 2015 MP Amendment
<input checked="" type="checkbox"/> Master Plan Reexamination Report(s)	2022
<input type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32	NA
<input checked="" type="checkbox"/> Land use map	2019
<input checked="" type="checkbox"/> Zoning Ordinance and other land development standards	1996
<input checked="" type="checkbox"/> Zoning map and schedule	2015
<input checked="" type="checkbox"/> Redevelopment Plans	Yes
<input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans	2015. In process of preparing new HE&FSP
<input type="checkbox"/> Natural Resource Inventory	NA
<input checked="" type="checkbox"/> Recreation and Open Space Inventory (ROSI)	NA
<input checked="" type="checkbox"/> Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL)	Yes
<input checked="" type="checkbox"/> Resource protection ordinances	Historic Preservation ordinance, steep slope ordinance, flood plain and wetlands protection ordinances, tree protection ordinance

<input checked="" type="checkbox"/> Farmland Preservation/Agricultural Retention Plan	2014
<input type="checkbox"/> Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)	Stormwater Management Plan; Capital Improvement Plan

2. **Review the ten goals in The Preliminary State Plan (pages 11-13) and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.**

The Township's master plan is generally supportive of the ten goals in the Preliminary State Plan. Specifically, the Township planning has incorporated goals regarding the promotion of economic growth in its central commercial corridor, adopted a HE&FSP to address its affordable housing obligation and has also approved age-restricted housing development in the community, preserved properties for open space, promoted investment in various infrastructure improvements throughout the municipality, is in the process of addressing climate change issues and providing greater protections of natural resources, all in an effort to ensure a sound and integrated planning approach to the Township's efforts to improve the community.

3. **If inconsistent how will the municipality or county become more aligned with the State goals and how will this be achieved? What is the predicted timeframe for greater consistency?**

The Township's master plan take's into consideration the State's planning goals and is not inconsistent.

4. **How well do the designated State Planning Areas (pages 71-76) suit the current and future development of your municipality and/or county?**

The designated State planning Area designations largely conform to the current and future development patterns of the Township.

Section 2: Agreements and Disagreements with The Preliminary State Plan

1. **Provide a detailed discussion of any issues or recommendations to The Preliminary State Plan in order to better meet local needs.**

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.

2. **Provide a detailed explanation of how municipal and county plans will be modified in order to create a greater degree of consistency.**

The process of periodic review and update, as spelled out in the MLUL, should address this issue. However, to ensure an appropriate process, County Plans need to be more focused on particular land use issues.

3. **Provide comments and recommendations regarding State agency implementation of the State Plan including any applicable agency or program, as well as make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.**

Streamlining the NJDEP minor application process, as well as providing more realistic affordable housing regulations that are readily understood, is recommended.

4. **Identify areas to be protected and areas where sprawl (low density auto -dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.**

5. **Does the municipality and/or county have the following?**

☒ Open Space Plan

☐ Open Space Tax

☐ Other

6. **Is the municipality a member of Sustainable Jersey?**

☒ Yes

☐ No

If not, what are the reasons for not participating? Does the municipality have other environmental groups, such as, an Environmental Commission or a Green Team?

The Township has a Green Team and an Environmental Commission.

7. **Please indicate your community's three most important local and regional land use planning goals and priorities:**

- 1) Coordinate open space preservation and establish a town-wide open space network which connects local parks and open spaces through pedestrian linkages.
- 2) Traffic control to ensure vehicular volumes do not overwhelm the transportation

network.

- 3) Balance residential densities and non-residential development to ensure a complementary and well-integrated land use arrangement.

8. Additional comments:

Montclair CART for NJ State Development & Redevelopment Plan

Section 1: Consistency with The Preliminary State Plan

If a municipality or regional entity obtained Plan Endorsement that has not expired, this section does not need to be completed.

1. Indicate which documents the municipality or county has and the dates of adoption:

a. Master Plan

- Unified Land Use and Circulation Element – Adopted May 2015; Amended March 2023
- Stormwater Management Plan Element – Adopted December 2020
- Historic Preservation Plan Element – Adopted November 2016
- Housing Plan Element – Adopted September 2008; Currently in the process of being updated by June 30, 2025
- Conservation Plan Element – Adopted June 2007

b. Master Plan Reexamination Reports

- 2016

c. Official Map – Montclair has not adopted an Official Map

d. Land Use Map – November 2024

e. Zoning Ordinance and Other Land Development Standards – Last update: April 2025

f. Zoning Map and Schedule – Last update: March 2024

g. Natural Resource Inventory – Adopted July 2007

h. Recreation and Open Space Inventory (ROSI) – Adopted July 2007

- i. Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL)
 - Lackawanna Plaza Redevelopment Plan – Adopted May 2024
 - Montclair Center Gateway Phase I Redevelopment Plan – Adopted October 2011; Amended November 2023
 - Seymour Street Redevelopment Plan – Adopted September 2016; Amended July 2022
 - Bellevue Theatre Redevelopment Plan – Adopted June 2022
 - Hahnes Redevelopment Plan – Adopted April 2002; Amended June 2019
 - Eastern Gateway Redevelopment Plan – Adopted July 2013; Amended August 2016
 - HUMC/Mountainside Hospital – Adopted July 2016
 - Deteriorated Housing Project Redevelopment Plan – Adopted January 2007
 - Elm Street/New & Mission Area Redevelopment Plan – Adopted September 2006
 - Bay Street Redevelopment Plan – Adopted September 2001; Amended August 2004
 - Pine Street Redevelopment Plan – Adopted June 2003
 - Hospital Redevelopment Plan – Adopted December 2002
- j. Resource protection ordinances
 - Stormwater Control Ordinance – Adopted February 2021; Amended 2024
 - Stormwater Pollution Prevention Plan – Adopted May 2022
 - Steep Slopes Ordinance – Adopted October 1998.
- k. Farmland Preservation/Agricultural Retention Plan – Montclair has not adopted this document

l. Any Other Adopted Planning Documents

- Montclair SAFE Complete Streets Implementation Plan – Adopted June 2017
- Comprehensive Parking Study – Adopted June 2016
- Bloomfield Avenue Complete Corridor Plan – Adopted April 2015

2. Review the ten goals in The Preliminary State Plan and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.

a. **Equity** – Implement equitable planning

- **7/10**
- While Montclair's planning documents do not explicitly frame goals in terms of equity, several initiatives advance equitable outcomes:
 - The Inclusionary Zoning Ordinance promotes equitable access to housing opportunities for low-income residents, with a local preference for Montclair residents.
 - Montclair's Home Improvement Program provides grants of up to \$24,000 to low- and moderate-income homeowners to repair their homes and address code violations, with the goal of keeping existing residents in their homes.
 - There are current efforts to protect naturally occurring affordable housing through the expansion of the Total Demolition Ordinance to help prevent displacement of vulnerable populations.
 - Montclair is in the process of drafting the Climate Change-Related Hazard Vulnerability Assessment (CCRHVA), which considers climate impacts across vulnerable populations.
 - Montclair's Vision Zero Task Force has mapped crash data overlayed with the NJTPA Equity Tool to identify priority areas for traffic safety interventions.
 - Montclair has updated the Complete Streets Ordinance, which is set to be adopted in late spring 2025 and is in the process of selecting a consultant for the preparation of a Local Safety

Action Plan. Both the Ordinance and the Plan will prioritize improvements in cost-burdened communities.

- Montclair's Civil Rights Commission provides oversight and advocacy that can influence planning decisions to promote equity.
- Montclair's plans could better address equity by:
 - Explicitly assessing existing inequities within the municipality.
 - Including equity metrics and goals in planning documents.
 - Developing targeted strategies for reversing historical inequities.

b. **Climate Change** – Effectively address the adverse impacts of climate change

- **8/10**
- Montclair has several climate-related goals and initiatives addressing decarbonization, hazard mitigation, and riverine protection:
 - Formation of a Climate Change-Related Hazard Vulnerability Committee in 2021 and adoption of the CCRHV Plan in 2023. The expanded CCRHV Plan is expected to be adopted in 2025 in anticipation of the preparation of a Resiliency Strategic Plan through State grants.
 - Encouraging walkable environments and reducing car dependency through smart growth and transit-oriented development, promoting higher densities near transit stations.
 - Promoting electric vehicle (EV) adoption by installing public charging stations and requiring EV infrastructure in redevelopment projects.
 - Advancing the Town Center Distributed Energy Microgrid, with a consultant hired to design the construction plan.
 - Including green building standards in redevelopment projects through LEED certification standards.

- Maintaining and expanding the tree canopy to reduce heat island effects, supported by the 2012 Tree Preservation Ordinance and the 2014 Community Forestry Management Plan.
- Protecting groundwater, floodplains, and stream corridors (Nishuane Brook, Crescent Brook, Toney's Brook) to maintain ecological health.
- Montclair's climate change planning could improve in the following areas:
 - Establish explicit, measurable carbon reduction targets to guide decarbonization efforts.
 - Develop a comprehensive, regional approach to managing riverine corridors and stormwater planning in coordination with neighboring municipalities.

c. **Natural and Water Resources** – Protect, maintain, and restore the state's natural and water resources and ecosystems

- **4/10**
- Montclair addresses this goal in limited ways through general environmental and conservation objectives:
 - The Township's Master Plan calls for protecting existing trees to improve air quality and reduce erosion, with some references to community character and public health.
 - Montclair adopted a Stormwater Management Element in 2020 that identifies 36 flood-prone areas, includes green infrastructure strategies, and emphasizes protection of local wetlands and waterways like Toney's Brook and Nishuane Brook. The Conservation Plan Element highlights wetlands and forested riparian areas.
 - The Master Plan recommends using community gardens to supplement food production, as Montclair does not have sufficient vacant land for urban agriculture at a larger scale.
- However, Montclair's planning documents lack direct goals or programs addressing the following:

- No specific measures, inventories, or programming to track or improve air quality beyond tree preservation.
- Montclair is due for an update to the Forestry Management Plan.
- The Township needs to improve regulation of development in steep slope areas and strengthen the Steep Slopes Ordinance. The goal is to limit disturbance on slopes greater than 20%.

d. **Pollution and Environmental Clean Up** – Protect the environment, prevent and clean up pollution

- **5/10**

- Montclair’s planning documents show alignment with the State’s goals in these areas:
 - The Township inventories 73 active contaminated sites, including properties on the National Priority List. Montclair encourages brownfields to be remediated in partnership with various state agencies.
 - Montclair recommends that a Recycling Element be included in the Master Plan.
 - Montclair Township uses Recycle Coach, an education app for household recycling and waste for understanding proper disposal methods.
 - The Township passed a “Skip the Stuff” Ordinance in March 2025, which reduces waste by making single-use disposable items available on request only at local businesses. The Township conducted outreach with local businesses prior to adoption.
 - The Township has a lead abatement program for homes through the Health Department, and for pipes through the Water Bureau.
 - The Township has invested \$1.2 million into the remediation of 399 Orange Road to turn the property into a pocket park.
- Montclair’s environmental planning could improve in the following areas:

- Improve regulation of PFAS (per- and polyfluoroalkyl substances) to protect water quality.
- Improve community engagement around recycling initiatives.

e. **Infrastructure** – Economic opportunity through nation leading infrastructure

- **7/10**

- Montclair has several planning goals and initiatives that align with state infrastructure priorities:
 - The Township aims to match land use intensity to infrastructure capacity, expand multimodal options, and enhance travel system connectivity.
 - Emphasis on transit-supported growth near train stations and commercial corridors supports efficient land use and reduces auto dependence.
 - Goals include improved parking efficiency, shared parking strategies, and better integration of parking with mobility options.
 - EV charging expansion, microgrid development, and planning for alternatively fueled vehicles indicate a proactive energy strategy.
- Gaps remain in the following areas:
 - No capital improvement plan or assessment of essential facilities (EMS, utilities) or their conditions.
 - While planning documents outline improvements, they do not establish projects to expand or enhance local public transit service.
 - Energy planning does not connect to public health outcomes.

f. **Housing** – Provide an adequate supply of housing for residents of all ages and incomes in communities of their choosing that meet their needs and offer ready access to the full range of supportive goods and services

- **9/10**

- Montclair’s planning documents emphasize:
 - Montclair offers a range of housing options, including affordable housing and age-restricted units.

- Montclair promotes the creation of affordable housing and overall housing stock growth.
- Township requires 20% affordable units in developments with 5+ units. Montclair balances residential development with maintaining neighborhood character.
- The Township adopted an Accessory Dwelling Unit (ADU) Ordinance in 2023 to encourage diverse housing options in residential zones.
- The Township encourages housing development near transit hubs, which supports walkability, transit use, and the development of higher-density, mixed-use areas in transit zones.
- Areas where Montclair’s planning documents fall short:
 - Limited focus on implementing green building standards at a broader scale.

g. **Economic Development** – Promote economic growth that benefits all residents of New Jersey

- **8/10**
- Montclair’s planning documents reflect alignment with the State’s economic development goals through several initiatives aimed at business retention, sustainable development, and economic vitality:
 - Montclair promotes economic viability through zoning and redevelopment strategies that encourage mixed-use development and leverage transit access.
 - Montclair is working to establish an "Arts and Entertainment District" to leverage its cultural assets as a driver for economic revitalization. Zoning regulations are being updated to support live-work spaces in arts districts.
 - Efforts to strengthen neighborhood commercial centers by supporting local businesses and targeting unique market niches in each district.

- The revitalization of the central business district has turned it into a walkable, retail-focused hub, attracting quality tenants and expanding the Township's commercial base.
- Small business support mechanisms such as Special Improvement Districts (SIDs), Business Improvement Districts (BIDs), and Urban Enterprise Zones (UEZs) are used to promote growth.
- The Township's diverse economy, including sectors like health services, retail, food service, and entertainment, reflects a stable yet evolving employment base.
- The Township is working on developing a business inventory and registry for all of its commercial districts.
- The Township is exploring expansion of the Montclair Center Business Improvement District.
- Montclair's economic development planning could improve in the following areas:
 - More explicit strategies for collaborating with neighboring municipalities and leveraging regional assets to enhance economic development.
 - Incorporating stronger connections with local educational institutions to support job training and workforce readiness.
 - Conducting a more detailed analysis of the barriers facing underrepresented or economically disadvantaged groups in accessing business opportunities or employment.
- h. **Historic and Scenic Resources** – Protect, enhance, and improve access to areas with exceptional archeological, historic, cultural, scenic, open space, and recreational value.

- **8/10**

- Montclair's planning documents emphasize:
 - The Township has over 340 acres of public open space and 14 parks. It adopted a Tree Preservation Ordinance and aims to create a connected open space network across neighborhoods.

- Montclair has a 2016 Historic Preservation Plan, which includes local historic districts on state and national registers, as well as potential historic resources, with clear goals to protect neighborhood character. The Township has ongoing efforts to survey additional areas so they may be protected under the Total Demolition Ordinance, which requires approval from the Historic Preservation prior to demolishing historic resources.
 - Public art is integrated into all redevelopment areas and public garages.
 - The Township is in the process of reinstating the Arts Advisory Committee.
 - Areas where Montclair's planning documents fall short:
 - While open space is documented and valued, there is little detail on threats to those resources or proactive programming to protect, expand, or enhance access.
- i. **Revitalization and Recentering** – Revitalize the State's underutilized developed areas.

- **9/10**

- Montclair demonstrates strong implementation of revitalization and recentering principles through various planning goals and initiatives
 - The Township has directed growth to transit-oriented, mixed-use nodes as evidenced by 11 active redevelopment plans concentrated near transit stations. Transit-oriented development focus aligns with State Plan's goal to reduce automobile dependency.
 - The Unified Land Use and Circulation Plan explicitly aims to "Direct future growth and development to transit-oriented, mixed-use nodes" and "Implement zoning revisions and new land use controls in select areas using form-based code"
 - Successful redevelopment projects have created over 700 new dwelling units, 80,000 square feet of office space, and 86,000 square feet of retail space in the past decade. The ongoing Lackawanna Plaza Redevelopment Plan will add 375 dwelling

units, 87,800 square feet of retail space, and 100,000 square feet of office space

- Township goals specifically promote "Neighborhood Commercial Centers as economic subcenters" and implementing "shared parking and other parking management tools"
- Current process to designate municipal building and surrounding properties as an area in need of redevelopment
- Transit-oriented development focus aligns with State Plan's goal to reduce automobile dependency
- Areas where Montclair could strengthen alignment:
 - Develop more explicit strategies for reducing parking lot footprints and mandatory parking requirements

j. **Comprehensive Planning** – Foster sound and integrated planning and implementation at all levels statewide.

- **9/10**
- Montclair demonstrates strong comprehensive planning practices through integrated goals and implementation:
 - The Township has adopted the "5 Big Ideas" and "4 Goals" approach in its Unified Land Use and Circulation Plan that integrates transportation, land use, and neighborhood character

3. If inconsistent how will the municipality or county become more aligned with the State goals and how will this be achieved? What is the predicted timeframe for greater consistency?

a. **Equity** – Implement equitable planning

- Short-term Action Steps (1-2 years):
 - Incorporate explicit equity language and objectives in the next Master Plan update
 - Develop an Equity Impact Assessment tool to evaluate all new planning initiatives and establish benchmarks and indicators to measure progress.
 - Develop targeted outreach and engagement strategies to ensure underrepresented communities are meaningfully involved in planning decisions.
 - Further utilize GIS mapping to identify and address spatial inequities in resource distribution
 - Create a dedicated Equity in Planning section on the municipal website highlighting ongoing efforts

b. **Climate Change** – Effectively address the adverse impacts of climate change

- Short-term Action Steps (1-2 years):
 - Adopt municipal carbon reduction targets aligned with state and federal guidelines.
 - Integrate riverine corridor strategies into the next Hazard Mitigation Plan and Master Plan updates.
 - Expand use of green infrastructure (e.g., rain gardens, bioswales) in public and private developments.
- Medium Term Strategies (3-5 years):
 - Transition all municipal facilities and fleets to renewable energy and zero-emission vehicles.

- Implement comprehensive building electrification policies, including retrofitting older buildings and requiring high-performance standards in all new construction.
- c. **Natural and Water Resources** – Protect, maintain, and restore the state’s natural and water resources and ecosystems
- Short-term Action Steps (1-2 years):
 - Develop a watershed management plan focused on stream restoration for Toney's Brook, Nishuane Brook, and Crescent Brook.
 - Medium-term Strategies (3-5 years):
 - Implement a comprehensive urban forest management plan with targets for increasing canopy coverage.
 - Create restoration plans for degraded stream corridors and wetlands with implementation timeline.
 - Develop an air quality monitoring program with reduction targets for key pollutants.
- d. **Pollution and Environmental Clean Up** – Protect the environment, prevent and clean up pollution
- Short-term Action Steps (1-2 years):
 - Create a brownfield inventory and prioritization system with clear remediation goals.
 - Implement an enhanced recycling education program to increase participation rates.
 - Medium-term Strategies (3-5 years):
 - Launch a comprehensive food waste collection and composting program.
 - Implement a township-wide waste reduction strategy with specific diversion targets.
- e. **Infrastructure** – Economic opportunity through nation leading infrastructure
- Short-term Action Steps (1-2 years):
 - Develop a comprehensive Capital Improvement Plan that addresses all municipal infrastructure needs.

- Complete an infrastructure vulnerability assessment to identify critical upgrades needed.
 - Expand first/last mile connections to transit stations through improved pedestrian and bicycle infrastructure.
 - Establish formal coordination with utilities to align infrastructure investments with township planning priorities.
 - Implement a complete streets policy across all municipal roadways (Ongoing).
 - Medium-term Strategies (3-5 years):
 - Develop a transit enhancement strategy in partnership with NJ Transit to improve local mobility options.
 - Complete the Town Center Distributed Energy Microgrid project and initiate additional resilient energy projects.
 - Create a long-term infrastructure sustainability plan integrating public health considerations and climate resilience.
- f. **Housing** – Provide an adequate supply of housing for residents of all ages and incomes in communities of their choosing that meet their needs and offer ready access to the full range of supportive goods and services
- Short-term Action Steps (1-2 years):
 - Conduct an affordable housing needs assessment to identify gaps in current housing stock (Ongoing).
 - Expand the Total Demolition Ordinance to further protect naturally occurring affordable housing.
 - Update zoning to reduce barriers to housing production in appropriate areas, as well as to protect the size of existing units on small lots.
 - Develop green building standards for all residential development and substantial renovations.
 - Medium-term Strategies (3-5 years):
 - Implement innovative affordable housing strategies beyond the 20% requirement, such as community land trusts.

- Develop a "missing middle" housing strategy to increase housing diversity and affordability.
- Create a comprehensive anti-displacement strategy for vulnerable residents.

g. **Economic Development** – Promote economic growth that benefits all residents of New Jersey

- Short-term Action Steps (1-2 years):
 - Establish formal partnerships with local educational institutions for workforce development initiatives.
 - Create an economic equity assessment to identify barriers facing underrepresented businesses.
 - Develop a coordinated regional economic development strategy with neighboring municipalities.
- Medium-term Strategies (3-5 years):
 - Implement a small business incubator program with targeted support for minority and women-owned businesses.
 - Develop industry-specific growth strategies aligned with regional economic trends and township assets
 - Implement a comprehensive arts district development plan with clear economic development metrics
 - Create an integrated workforce development pathway connecting education to employment opportunities
 - Establish formal economic resilience strategies to support businesses through economic disruptions

h. **Historic and Scenic Resources** – Protect, enhance, and improve access to areas with exceptional archeological, historic, cultural, scenic, open space, and recreational value.

- Short-term Action Steps (1-2 years):
 - Create a public art master plan to guide integration of arts into public spaces. The Township is currently working on a Mural Ordinance (Ongoing).

- Develop an open space connectivity plan to link parks and recreational resources.
- Update the Tree Preservation Ordinance to enhance protection of significant trees.
- Medium-term Strategies (3-5 years):
 - Create a cultural resource protection program that integrates arts, history, and natural resources.
 - Develop a township-wide trail network connecting open spaces, historic sites, and neighborhoods.
- i. **Revitalization and Recentering** – Revitalize the State’s underutilized developed areas.
 - Short-term Action Steps (1-2 years):
 - Review and reduce parking requirements near transit and in neighborhood commercial centers.
 - Develop pedestrian-focused design guidelines for landscape buffers in suburban zones.
 - Create metrics to evaluate the success of recentering efforts in redevelopment areas.
 - Medium-term Strategies (3-5 years):
 - Develop a comprehensive parking management strategy emphasizing shared parking and reduced impervious surfaces.
 - Implement green infrastructure requirements for all surface parking areas to reduce environmental impacts.
 - Create neighborhood-scale complete streets plans to improve walkability throughout the township.
 - Establish criteria for identifying potential new centers beyond existing transit nodes.
- j. **Comprehensive Planning** – Foster sound and integrated planning and implementation at all levels statewide.
 - Short-term Action Steps (1-2 years):

- Create metrics to track the implementation of integrated planning goals.
- Enhance public participation tools to increase engagement in planning processes.
- Medium-term Strategies (3-5 years):
 - Continue to develop integrated planning frameworks that align land use, transportation, housing, and sustainability goals.
 - Implement coordinated planning processes across municipal departments.

4. How well do the designated State Planning Areas suit the current and future development of your municipality and/or county?

The designated State Planning Areas appear to be generally well-suited to Montclair's development patterns and planning goals. Montclair demonstrates strong alignment with the State Plan through its emphasis on transit-oriented development, mixed-use centers, and focus on revitalization of existing developed areas.

The municipality's eleven active redevelopment plans concentrated near transit stations exemplify the kind of strategic growth that the State Planning Areas are designed to encourage. Successful projects have created hundreds of new dwelling units and site improvements to achieve sustainable development outcomes.

Where the Township could benefit from greater alignment with State Planning Areas is in addressing environmental concerns, particularly around natural resource protection, ecological restoration, and pollution remediation.

Overall, the designated State Planning Areas provide an appropriate foundation for Montclair's development trajectory, particularly supporting its strong performance in housing, economic development, and revitalization initiatives, while offering opportunities for improvement in areas related to environmental quality and resource protection.

Section 2: Agreements and Disagreements with the Preliminary State Plan

1. Provide a detailed discussion of any issues or recommendations to the Preliminary State Plan in order to better meet local needs.

The Preliminary State Plan provides a robust framework for sustainable development, but several adjustments would better meet Montclair's local needs.

- The Plan should acknowledge the unique challenges faced by historically established communities like Montclair that have limited undeveloped land yet still need to accommodate growth. While the Plan emphasizes transit-oriented development, it could provide more specific guidance on balancing density increases with historic preservation and neighborhood character maintenance.
- The Climate Change goal could be enhanced by providing more specific guidance on addressing climate vulnerabilities in already developed areas. Montclair's ongoing efforts to develop a Climate Change-Related Hazard Vulnerability Assessment would benefit from clearer state-level guidance on implementation strategies for existing urban centers where major infrastructure changes present significant challenges.

2. Provide a detailed explanation of how municipal and county plans will be modified in order to create a greater degree of consistency.

To create greater consistency with the State Plan, Montclair will need to implement several key modifications to its planning documents and processes. The Master Plan, which is due for an update in the coming years, presents the most significant opportunity for alignment. This update will explicitly incorporate State Plan goals and objectives as organizing principles, with particular attention to the areas where Montclair currently shows less alignment.

The Township will develop a formal Environmental Resource Inventory that goes beyond the current Conservation Plan Element to provide a comprehensive assessment of natural resources, including habitat areas, stream corridors, and significant trees. This inventory will serve as the foundation for enhanced environmental policies in the Master Plan update. Additionally, a separate Brownfield Redevelopment Plan will address the contaminated sites currently identified in the Township, with specific remediation strategies and reuse priorities.

The Township's successful inclusionary zoning approach can be expanded to include environmental performance standards for new development, leveraging private investment to advance public environmental goals.

For areas where Montclair already demonstrates strong alignment, such as Housing, Economic Development, and Comprehensive Planning, the focus will be on enhancing implementation mechanisms and metrics. The Township will create a formal implementation committee to track progress on planning goals and ensure coordination across municipal departments, with annual reporting to ensure accountability.

These modifications will be phased in over the next five years, with immediate attention to updating ordinances and policies that can be changed through administrative actions, followed by more comprehensive updates to planning documents as they come up for renewal.

3. Provide comments and recommendations regarding State agency implementation of the State Plan including any applicable agency or program, as well as, make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.

For effective implementation of the State Plan, several adjustments to state agency approaches would enhance coordination and outcomes at the local level. First, the Department of Environmental Protection (DEP) could develop more tailored guidance for urban environmental restoration that acknowledges the constraints and opportunities in developed communities like Montclair. Rather than focusing primarily on preservation of pristine areas, the DEP should create specific programs and technical assistance for urban stream restoration, brownfield remediation, and green infrastructure implementation that can be applied in established communities.

Additionally, the State Planning Commission should create a cross-acceptance process that occurs more frequently than the current cycle allows. Regular check-ins with municipalities would help identify implementation challenges early and allow for adjustments to both local plans and State agency approaches.

Finally, the State should establish a comprehensive data collection and sharing platform that allows municipalities to track their progress on State Plan goals using consistent metrics. This would facilitate better evaluation of outcomes and enable municipalities to learn from each other's successes and challenges. By creating this

shared measurement framework, the State would enhance accountability while providing valuable insights for continued improvement of the State Plan itself.

- 4. Submit a Negotiating Agenda, which will form the basis of the negotiation sessions between the negotiating entity and the SPC. The agenda should state the issues being presented, proposed alternatives and provide direct citations of pertinent State Plan provisions wherever possible. OPA will then schedule meetings with the negotiating entity to work through the agreements and disagreements.**

Not Applicable – the County of Essex shall be the Negotiating Entity.

- 5. Identify areas to be protected and areas where sprawl (low density auto-dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.**

Maps Attached.

- 6. Does the municipality and/or county have an open space plan? Open space tax?**

No.

- 7. Is the municipality a member of Sustainable Jersey? If not, what are the reasons for not participating? Does the municipality have other environmental groups, such as, an Environmental Commission or a Green Team?**

Yes, the Township of Montclair is a member of Sustainable Jersey. The Township has a Silver Certification Level, and was certified on December 13, 2022.

The Township has an active Environmental Commission with 8 members that meets monthly.

- 8. Please indicate your community's three most important local and regional land use planning goals and priorities:**

- Safe Transportation
- Climate Change and Stormwater Management
- Housing Diversity & Affordable Housing

- 9. Please list the Negotiating Committee members:**

Not Applicable – the County of Essex shall be the Negotiating Entity

10. Will your county require a translator at the public hearings? If so, please identify language:

Not Applicable.

11. Additional comment(s):

None.

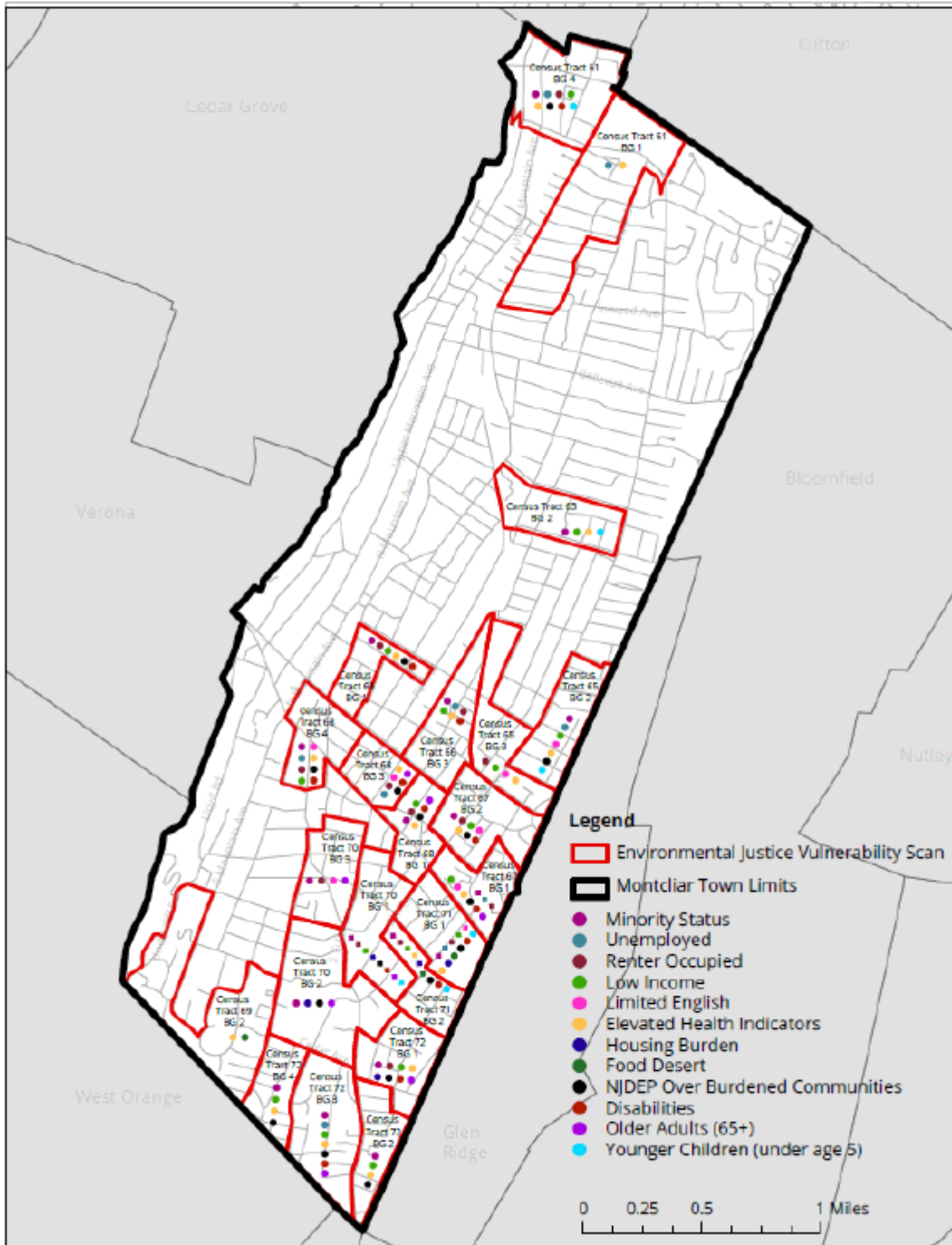
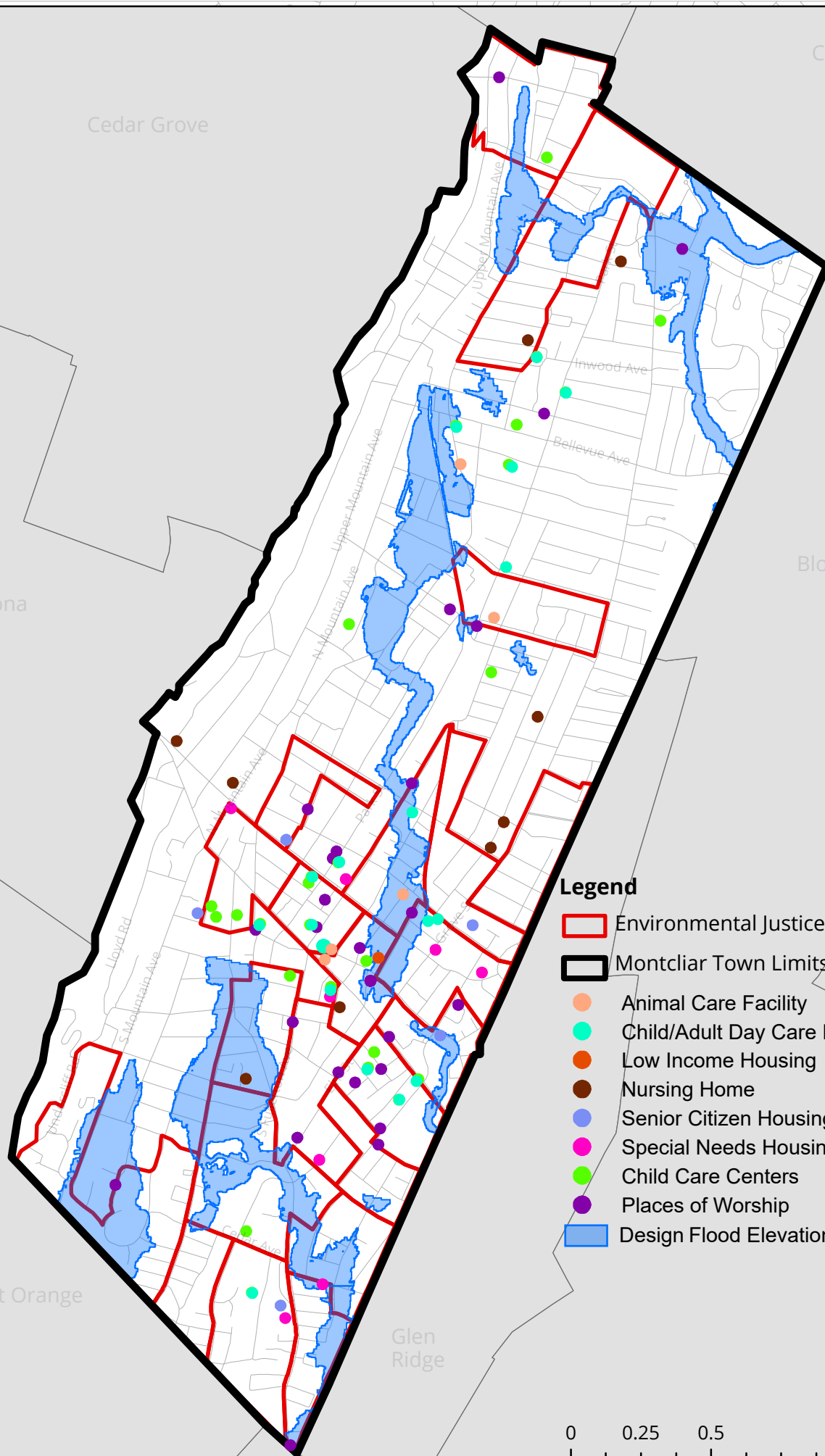


Figure 2.7g: Socially Vulnerable Block Groups



Legend

- Environmental Justice Vulnerability Scan
- Montclair Town Limits
- Animal Care Facility
- Child/Adult Day Care Facility
- Low Income Housing
- Nursing Home
- Senior Citizen Housing
- Special Needs Housing/Group Homes
- Child Care Centers
- Places of Worship
- Design Flood Elevation (1% +3 Feet)

0 0.25 0.5 1 Miles

A.2 Cross-Acceptance Response Template

Your Municipality: City of Newark

Your Name / Title: Pallavi Shinde/Director of Planning

Your Email Address: shindep@ci.newark.nj.us

Section 1: Consistency with The Preliminary State Plan

If a municipality or regional entity obtained Plan Endorsement that has not expired, this section does not need to be completed.

1. Indicate which documents the municipality or county has and the dates of adoption:

- | | |
|--|-------------------------------|
| <input checked="" type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered | 2022 |
| <input type="checkbox"/> Master Plan Reexamination Report(s) | Click or tap to enter a date. |
| <input type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32 | Click or tap to enter a date. |
| <input checked="" type="checkbox"/> Land use map | 2022 |
| <input checked="" type="checkbox"/> Zoning Ordinance and other land development standards (NZLUR) | 2024 |
| <input checked="" type="checkbox"/> Zoning map and schedule | 2024 |
| <input checked="" type="checkbox"/> Redevelopment Plans | Varying dates |
| <input type="checkbox"/> Approved Housing Element and Fair Share Plans | Click or tap to enter a date. |
| <input checked="" type="checkbox"/> Natural Resource Inventory | 2021 |
| <input type="checkbox"/> Recreation and Open Space Inventory (ROSI) | Click or tap to enter a date. |
| <input checked="" type="checkbox"/> Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL) | Varying dates |
| <input type="checkbox"/> Resource protection ordinances | Click or tap to enter a date. |

☐ Farmland Preservation/Agricultural Retention Plan

Click or tap to enter a date.

☐ Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

Click or tap to enter a date.

2. **Review the ten goals in The Preliminary State Plan (pages 11-13) and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.**

Equity- Very consistent with State Plan. Newark acknowledges both present-day and historic inequities that exist within the City and implements programs to tackle issues like poverty, environmental injustice, and resident vulnerability.

Climate Change- Very consistent with State Plan. Newark's planning documents factor in climate change impacts, encourage climate resilience, and promote decarbonization. This includes planting street trees to address extreme heat impacts and regional riverine management of the Passaic River corridor.

Natural and Water Resources- Very consistent with State Plan. Newark promotes urban farming, clean air programming, and several water quality efforts. Their planning documents tackle stormwater management infrastructure, surface and groundwater degradation, and the sustainability of the City's stormwater cycle.

Pollution and Environmental Cleanup- Very consistent with State Plan. Newark pays attention to and actively addresses the city's many contaminated sites. There is a history of remediation efforts as well as plans for future remediation. Newark also leads educational programming on waste streams along with zero waste initiatives.

Infrastructure- Very consistent with State Plan. Newark has been leading several major capital improvement projects like replacing the city's lead water service lines with lead-free materials and expanding the fiber optic network. The city has an array of transit options available throughout and is actively investing in their public transit networks. Their sustainability plan includes renewable energy projects such as community solar. Newark has also promoted public health through programming designed to encourage healthier living.

Housing- Very consistent with State Plan. Newark's housing stock is rapidly growing, turning vacant and underutilized lots into housing opportunities. Additionally, the city hosts multiple programs directed towards housing maintenance and rehabilitation. Newark is making a definitive effort to offer housing options that are affordable, designated for special needs groups (i.e. seniors), and sited near other facilities.

Economic Development- Very consistent with State Plan. Newark's planning documents

describe their overall economic health, the industries that form their local economy, and their commercial hubs. They analyze the issues hampering their economic development or establish programs to encourage growth (i.e. tourism industry, SID's & BID's, UEZ's, siting nearby capital facilities, small business support).

Historic and Scenic Resources- Very consistent with the State Plan. Newark's planning documents inventory the municipality's open spaces, recreational facilities, natural lands, critical slopes, and forest resources/urban canopies. They describe the issues facing these resources and implement initiatives to protect and improve upon them. The City has also preserved many historic sites, landmarks, and districts. These efforts are bolstered with historic preservation guidelines, ordinances, and a historic preservation commission.

Revitalization and Recentering- Very consistent with the State Plan. Newark effectively uses redevelopment plans to target underutilized areas of the city. The reinvestments being made are contributing towards building more center-like qualities into the urban fabric and revitalizing local communities.

Sound and Integrated Planning- Very consistent with the State Plan. Newark's zoning and development codes encourage land use patterns that align with Smart Growth principles. Newark is also implementing programs to create or define a visually appealing and distinct character for the municipality. The land uses along the City's borders align with those of its municipal neighbors.

3. If inconsistent how will the municipality or county become more aligned with the State goals and how will this be achieved? What is the predicted timeframe for greater consistency?

Newark is already highly consistent with the State Plan and will continue to work towards the goals upheld by the State Plan.

4. How well do the designated State Planning Areas (pages 71-76) suit the current and future development of your municipality and/or county?

The entirety of Newark falls within Planning Area 1- Metro except for Branch Brook Park. The PA 1 designation is appropriate for Newark's present-day conditions and reflects the city's future development.

Section 2: Agreements and Disagreements with The Preliminary State Plan

1. Provide a detailed discussion of any issues or recommendations to The Preliminary State Plan in order to better meet local needs.

Poverty continues to impact Newark residents and city resources. As Newark is not physically separated from abutting municipalities, the economic wellbeing of the City is an issue that could be more effectively addressed with the addition of regional interventions. The State Plan should encourage further economic strengthening between municipalities and governing bodies who are able to provide longer-term solutions.

2. **Provide a detailed explanation of how municipal and county plans will be modified in order to create a greater degree of consistency.**

The City's Master Plan was recently adopted and is up-to-date regarding best practices. The alignment with the state plan is already substantial so it is unlikely that any immediate modifications will be proposed for consistency.

3. **Provide comments and recommendations regarding State agency implementation of the State Plan including any applicable agency or program, as well as make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.**

The goals of the State Plan set clear guideposts for municipalities but without clear, actionable direction on how to achieve them. It would be advantageous to provide resource guides, including recommendations for funding opportunities, alongside the goals.

4. **Identify areas to be protected and areas where sprawl (low density auto-dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.**

Newark is already heavily built out. Even the areas of the city where the density is lower than ideal there are numerous infill and redevelopment projects in progress. Flooding is most persistent along the Passaic River and in the southeastern portion of the City in the Ironbound Neighborhood. However, aerial flash flooding can occur throughout the City in low-lying, highly impervious areas with aging infrastructure. The City as a whole experiences higher than average temperatures. Through expanded tree canopies and stormwater infrastructure Newark can better protect its most vulnerable residents from compounding environmental stressors.

5. **Does the municipality and/or county have the following?**

☒ Open Space Plan

☒ Open Space Tax [County and City]

☐ Other

6. **Is the municipality a member of Sustainable Jersey?**

☒ Yes

☐ No

If not, what are the reasons for not participating? Does the municipality have other environmental groups, such as, an Environmental Commission or a Green Team?

7. **Please indicate your community's three most important local and regional land use**

planning goals and priorities:

- 1) Equitable long-term economic development
- 2) Growing housing stock that attracts new residents and revitalizes neighborhoods without displacing pre-existing residents
- 3) Address increasing climate change impacts, particularly flooding and extreme heat

8. Additional comments:

City of Orange Township ESSEX COUNTY

A.2 Cross-Acceptance Response Template

Section 1: Consistency with The Preliminary State Plan

If a municipality or regional entity obtained Plan Endorsement that has not expired, this section does not need to be completed.

1. Indicate which documents the municipality or county has and the dates of adoption:

- ☒ Most recent adopted Master Plan and any draft elements currently being considered

The most recent comprehensive Master Plan for the City of Orange Township was adopted on November 28, 2018.

- ☐ Master Plan Reexamination Report(s)

- ☒ Official Map pursuant to N.J.S.A. 55D-32 **The Official Map was adopted on November 28, 2018.**

- ☒ Land use map **The Land Use Map was adopted on November 4, 2020.**

- ☒ Zoning Ordinance and other land development standards

The most recent amendment to the Zoning ordinance was adopted on November 4, 2020.

- ☐ Zoning map and schedule **The Zoning Map was adopted on November 4, 2020.**

- ☐ Natural Resource Inventory

- ☐ Recreation and Open Space Inventory (ROSI)

- ☒ Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL)

Central Orange Redevelopment Plan (10/20/2020)

Central Valley Redevelopment Plan (2022)

Main Street Redevelopment Plan (3/3/2020)

Upper Main Redevelopment Plan (6/15/2021)

North Main Street Redevelopment Plan (9/1/2020)

Reock Redevelopment Plan (2/2/2021)

Mt. Vernon Avenue Redevelopment Plan (12/19/2017)

Lincoln Avenue Redevelopment Plan (10/18/2022)

Lincoln Highland Redevelopment Plan (8/7/2019)

Scattered Sites Redevelopment Plan (4/15/2025)

- ☐ Resource protection ordinances

- ☐ Farmland Preservation/Agricultural Retention Plan

- ☐ Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

2. Review the ten goals in The Preliminary State Plan and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.

The City of Orange Township has integrated several of the goals from the Preliminary State

Plan into its Planning Documents, which include primarily the Master Plan, Zoning Ordinance and Redevelopment Plans. Below is a listing of the specific goals from the Preliminary State Plan and how the Orange Planning Document(s) align.

The City's Master Plan, which is heavily data driven has provided an extensive profile of the City's population, presenting data on the socioeconomic status of the population over time. Each element of the Plan includes a section which directly identifies specific issues related to equity across residents and other stakeholders.

Equity Goal: The focus on equity is particularly apparent in the Housing and Economic Development Elements of the Master Plan. Here issues like the high cost of housing, number of cost-burdened residents, high unemployment, limited income and poverty are all identified as issues to be addressed with detailed recommendations are provided for each.

Climate Change Goal: The City's Master Plan addresses issues related to climate change primarily in its Sustainability Element. Since the adoption of the Master Plan in 2018, the City has begun the task of amending the Sustainability Element to focus more on identifying and addressing the impacts of climate change, which are manifest throughout the City by increased incidence of flooding and excessive heat throughout the summer. Directly related to these events, the Master Plan recommended the creation of an Office of Emergency Manage (OEM) within the City hierarchy to more effectively manage critical events.

The City is also in the process of attaining a Silver Certification in the Sustainable NJ Program. This is a step up from its current Bronze status, which it has held for several years.

Natural & Water Resources Goal: The focus on the issues related to this goal are largely addressed (directly and indirectly) in the Sustainability Element of the Master Plan. There is well documented correlation between development and water resources, which Orange, like other municipalities that are experiencing substantial development, are grappling with.

Access to water to serve the growing population has at times been a challenge which the City has been addressing. Much of the focus here has been on streamlining policy and working with developers in assessing the water need for their developments and assuring that the access to these resources remains readily available.

The Master Plan further, in the Community Facilities Element, identifies the need for effective and ongoing maintenance and expansion of the City's infrastructure, including the water system.

Pollution & Environmental Clean-up Goal: This is an area where the City has had limited focus in the Master Plan. The Plan identifies the existing brownfield sites and provides the status of clean-up plans.

The City has a robust waste management program, which includes mandatory source separation from the municipal solid waste stream by single-family and multi-family residential, commercial, office park, industrial, institutional and governmental solid waste generators at the point of generation of the items.

Infrastructure Goal: Orange's Master Plan and other planning documents provide an overview of the various transportation systems that serve the City (i.e. roads, trains, buses, ferries, commerce routes) that are present in the municipality. There are plans in place to improve the local public transit system. Investments in local transportation systems are clearly aligned with the City's land use goals. The City's Master Plan identifies issues facing the City's transportation systems and recommends the implementation of programming to address the identified concerns.

As a local and regional transportation hub, the City contains two (2) NJ Transit railroad stations, which directly access mid-town Manhattan, as well as access to the interstate highway network, which provides easy access throughout the region and beyond. The City's Development Ordinance was amended to address the integration of EV-charging to the development process.

Parking was identified as one of the most pressing issues facing the City. To address this, the Master Plan recommended the creation of a Parking Authority/Utility to provide management and oversight across the City.

Housing Goal: The City's Master Plan extensively addresses the various aspects of housing throughout the City. Additionally, the City widely uses Redevelopment as an effective tool for community revitalization and economic development. Many of the Redevelopment Plans which govern development in areas throughout the City, focus on issues related to housing stock diversity, green/sustainable development and overall integration of new development into the existing landscape of the City.

Economic Development Goals: The City's 2018 Master Plan provides a comprehensive analysis of the wider regional economy and how the City's economy fits into it. This analysis examines several areas of the economy including the retail market and workforce across multiple sectors. Additionally, the City has done focused analysis of specific retail/commercial areas within the City, including the ongoing development of an Urban Enterprise Zone (UEZ) long range plan.

Historic & Scenic Resources Goal: The City's alignment in this area can largely be found in the Historic Preservation and Community Resources Elements of the Master Plan.

Comprehensive Planning Goal: Orange's planning documents/zoning encourage land use patterns that align with Smart Growth principles. It is clearly illustrated in the Master Plan, Redevelopment Plans and other Planning documents, that the City's planning integrates well with that of their municipal neighbors. Orange is implementing programs to create or define a visually appealing and distinct character for the municipality via redevelopment plans.

3. If inconsistent how will the municipality or county become more aligned with the State goals and how will this be achieved? What is the predicted timeframe for greater consistency?

The City's last Master Plan was complete in 2018 and pursuant must be reexamined every 10-years. At that time the Plan will be reviewed for consistency with the State Plan.

4. How well do the designated State Planning Areas suit the current and future development of your municipality and/or county?

The City of Orange Township is designated in Metropolitan Planning (PA1), which is designated an area of growth. The City is suited to this designation as it has been undergoing substantial growth over the past decade, with a substantial amount of development occurring over the past 5-years.

Section 2: Agreements and Disagreements with The Preliminary State Plan

1. Provide a detailed discussion of any issues or recommendations to The Preliminary State Plan in order to better meet local needs.

N/A

2. Provide a detailed explanation of how municipal and county plans will be modified in order to create a greater degree of consistency.

The City's last Master Plan was complete in 2018 and pursuant must be reexamined every 10-years. At that time the Plan will be reviewed for consistency with the State Plan.

3. Provide comments and recommendations regarding State agency implementation of the State Plan including any applicable agency or program, as well as, make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.

N/A

4. Submit a Negotiating Agenda, which will form the basis of the negotiation sessions between the negotiating entity and the SPC. The agenda should state the issues being presented, proposed alternatives and provide direct citations of pertinent State Plan provisions wherever possible. OPA will then schedule meetings with the negotiating entity to work through the agreements and disagreements.

N/A

5. Identify areas to be protected and areas where sprawl (low density auto-dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.

The City of Orange Township is a moderately dense community with only a relatively limited area in the southern part of the of the City zoned for single-family development on larger lots. This has been the character of this area for many decades and through community engagement over the years, is the expressed vision of residents that this area remain as such. Other parts of the City have remained moderately dense.

More recently, development has been concentrated around the City's train stations, where transit-oriented development at higher density has been targeted. What incidence of flooding has occurred has generally been periodic and localized, and can be attributed to high rates of rain fall that may outpace the infrastructure's capacity to keep up with it.

6. Does the municipality and/or county have an open space plan? Open space tax?

No

7. Is the municipality a member of Sustainable Jersey? If not, what are the reasons for not participating? Does the municipality have other environmental groups, such as, an Environmental Commission or a Green Team?

Yes, the City of Orange Township is an active member of Sustainable New Jersey and has achieved Bronze Certification in their Municipal Certification program. The City is currently poised to achieve a Silver certification. As part of the participation in the Sustainable New Jersey, the City currently has a Green Team, which is engaged in several initiatives, including advancing the City to Silver certification.

8. Please indicate your community's three most important local and regional land use planning goals and priorities:

Parking

Open Space

Housing Cost Stability.

9. Please list the Negotiating Committee members:

N/A

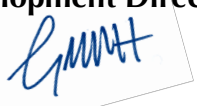
10. Will your county require a translator at the public hearings? If so, please identify language:

N/A

11. Additional comment(s):



MEMORANDUM

TO: Geniece Gary-Adams, Planning & Development Director/Zoning Official
FR: Gerard M. Haizel, PP, AICP, Principal 
RE: 2001 State Development and Redevelopment Plan
DT: September 24, 2024

Items Reviewed

In preparation of this memo, I have reviewed the following items:

- ✓ The [New Jersey State Development and Redevelopment Plan](#) by New Jersey State Planning Commission. Adopted March 1, 2001
- ✓ State Plan Policy Map Definitions
- ✓ [State Plan Policy Map Essex County Municipal Review](#)
- ✓ Correspondence: David Antonio, P.P., AICP Planner at Essex County Department of Public Works

In response to the request from Essex County Department of Public Works' request for any recommendations for changes to the NJ State Policy Map designations for consideration in the development of the NJ State Development and Redevelopment Plan, I have reviewed the provided documentation and offer the following assessment.

The State Development and Redevelopment Plan is a citizen-driven vision for New Jersey's future, aiming to improve quality of life for all residents. It coordinates planning efforts across various areas such as land use, housing, and transportation, ensuring that New Jersey's hopes and visions are reflected in its future. The Plan categorizes planning areas based on their growth potential and environmental sensitivity. Categories include the following:

- Areas for Growth: Metropolitan Planning areas (PA1), Suburban Planning Areas (PA2) and Designated Centers in any planning area.



- Areas for Limited Growth: Fringe Planning Areas (PA3), Rural Planning Areas (PA4), and Environmentally Sensitive Planning Areas (PA5).

The specific delineation criteria for PA1 are as follows: a high population density of over 1,000 people per square mile, existing or accessible public water and sewer systems, a land area exceeding one square mile, a minimum population of 25,000, and a location that is either entirely surrounded by other Metropolitan Planning Areas or is geographically connected to one and aligns with its intended purpose.

The State Development and Redevelopment Plan Policy Map has designated Essex County and the municipalities within it as being in Metropolitan Planning Area (PA1), based on the guiding criteria. As such, West Orange is located in PA1 and in my opinion, this remains the appropriate designation.

A.2 Cross-Acceptance Response Template

Section 1: Consistency with The Preliminary State Plan

If a municipality or regional entity obtained Plan Endorsement that has not expired, this section does not need to be completed.

1. Indicate which documents the municipality or county has and the dates of adoption:

- ☐ Most recent adopted Master Plan and any draft elements currently being considered
- ☐ Master Plan Reexamination Report(s)
- ☐ Official Map pursuant to N.J.S.A. 55D-32
- ☐ Land use map
- ☐ Zoning Ordinance and other land development standards
- ☐ Zoning map and schedule
- ☐ Natural Resource Inventory
- ☐ Recreation and Open Space Inventory (ROSI)
- ☐ Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL)
- ☐ Resource protection ordinances
- ☐ Farmland Preservation/Agricultural Retention Plan
- ☐ Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

2. Review the ten goals in The Preliminary State Plan and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.

3. If inconsistent how will the municipality or county become more aligned with the State goals and how will this be achieved? What is the predicted timeframe for greater consistency?

4. How well do the designated State Planning Areas suit the current and future development of your municipality and/or county?

Section 2: Agreements and Disagreements with The Preliminary State Plan

1. Provide a detailed discussion of any issues or recommendations to The Preliminary State Plan in order to better meet local needs.

2. Provide a detailed explanation of how municipal and county plans will be modified in order to create a greater degree of consistency.

3. Provide comments and recommendations regarding State agency implementation of the State Plan including any applicable agency or program, as well as, make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.

4. Submit a Negotiating Agenda, which will form the basis of the negotiation sessions between the negotiating entity and the SPC. The agenda should state the issues being presented, proposed alternatives and provide direct citations of pertinent State Plan provisions wherever possible. OPA will then schedule meetings with the negotiating entity to work through the agreements and disagreements.

5. Identify areas to be protected and areas where sprawl (low density auto-dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.

6. Does the municipality and/or county have an open space plan? Open space tax?

7. Is the municipality a member of Sustainable Jersey? If not, what are the reasons for not participating? Does the municipality have other environmental groups, such as, an Environmental Commission or a Green Team?

8. Please indicate your community's three most important local and regional land use planning goals and priorities:

9. Please list the Negotiating Committee members:

10. Will your county require a translator at the public hearings? If so, please identify language:

11. Additional comment(s):
