



State of New Jersey
DEPARTMENT OF STATE
NEW JERSEY STATE PLANNING COMMISSION
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State Planning Commission/Essex County Negotiation Session
July 15, 2025 – 2:00 p.m./July 29, 2025 – 2:00 p.m.
Zoom Video Conference
Meeting ID: 884 6135 0031
<https://us02web.zoom.us/j/88461350031>

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: Essex County Cross Acceptance Response Items

PSDRP GOAL/SECTION	PSDRP PAGE	CAR PAGE	DESCRIPTION	JURISDICTION	AGREE/DISAGREE
State Agency Coordination		4	<ul style="list-style-type: none"> Additional funding should be provided to municipalities to implement the State Plan Goals 	Essex County	
State Agency Coordination		5	<ul style="list-style-type: none"> 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. 	Essex County	
State Agency Coordination		8, 11	Grant funding opportunities should be made available to implement the goals and priorities outlined in the State Plan.	Borough of Roseland, Township of West Caldwell	
General		14	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.	Township of Fairfield, Bergen County	
State Agency Coordination		36	Additionally, the State Planning Commission should create a cross-acceptance process that occurs more frequently than the current cycle allows. Regular checkins with municipalities would help identify implementation challenges early and allow for adjustments to both local plans and State agency approaches.	Montclair	
State Agency Coordination		36, 37	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.	Montclair	

Economic Development		44	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.	City of Newark	
Climate Change	41	4	<ul style="list-style-type: none"> The Climate Change goal could be enhanced by providing more specific guidance on addressing climate vulnerabilities in already developed areas. 	Essex County	
Climate Change	41	4	<ul style="list-style-type: none"> Plan could recommend the development of regional level rather than municipal level climate change related hazard Vulnerability Assessments/ Mitigation Plans. 	Essex County	
Climate Change	41	11	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.	Township of West Caldwell	
Climate Change	41	35	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.	Montclair	
Historic and Scenic Resources		4	<ul style="list-style-type: none"> 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. 	Essex County	
Historic and Scenic Resources		35	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 transitoriented development, it could provide more specific guidance on balancing density increases with historic preservation and neighborhood character maintenance.	Montclair	

State Agency Coordination		4	<ul style="list-style-type: none"> • 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. 	Essex County	
State Agency Coordination		36	<p>For effective implementation of the State Plan, several adjustments to state agency approaches would enhance coordination and outcomes at the local level. NJDEP could develop tailored guidance for urban environmental restoration that acknowledges the constraints and opportunities in developed communities like Montclair. NJDEP should create specific programs and technical assistance for urban stream restoration, brownfield remediation, and green infrastructure implementation that can be applied in established communities.</p>	Montclair	

Appendix B: Statewide Policy Issues

PSDRP GOAL/SECTION	PSDRP PAGE	DESCRIPTION	JURISDICTION	NOTES	AGREE/DISAGREE
General		Add definitions requested from public comment to glossary	State		
General		Formatting of document will be done for revised draft final	State		
General		Clarifying language requested from public comment will be added to revised draft final	State		
Pollution and Environmental Cleanup	48	Waste Management and Recycling: add language on illegal dumping	State		
Comprehensive Planning	61	Remove the term "Areas of Critical State Concern" and incorporate concepts into a revised Special Resource Area definition and policy.	State		
Comprehensive Planning	62	Recognize the following as Special Resource Areas: The Delaware Water Gap National Recreation Area, The Skylands Region, The Sourland Mountain Region, The Great Swamp, Peter J. Barnes III Wildlife Preserve, and Rancocas Creek.	State		
Comprehensive Planning	62	Special Resource areas be mapped on the State Plan Policy Map.	State	Currently, Special Resource Areas are not mapped.	
Comprehensive Planning		Plan Endorsement: The process of pursuing Plan Endorsement/Center Designation by a municipality and the benefits for receiving endorsement are not balanced.	State	While Plan Endorsement is in the Plan generally, the specifics of endorsement are in the Guidelines and Benefits documents, respectively.	
State Plan Policy Map		Planning Areas: remove adjacency criteria.	State	Example: a PA2 will not need to be next to a PA1.	
State Plan Policy Map		Planning Areas: remove land greater than 1 sq. mile criteria.	State		
State Plan Policy Map	77	Designate Parks, Open Space, and Natural Areas as an official Planning Area	State	The 2001 Plan does not consider Parks, Open Space, and Natural Areas a Planning Area.	
State Plan Policy Map		Create a new Planning Area that reflects developed areas that are subject to current and future climate risk.	State	Example: PA1B and PA2B	
State Plan Policy Map		Create a new Planning Area that recognizes a Rural Planning Area (PA4) that has development.	State	Example: PA4C	
State Plan Policy Map	78	Centers: Addition/reintroduction of Cores within Centers	State	This concept was introduced in the 2001 Plan and removed in the Preliminary Plan.	
State Plan Policy Map	78	Centers: Revise the definition of Center.	State		
State Plan Policy Map/Comprehensive Planning	78	Centers/Plan Endorsement: Remove Center Designation expirations	State	Centers/cores/nodes expire after 10 years unless you are one of the few permanent centers.	
State Plan Policy Map	78	The State Plan should include a list of identified Centers	State		
State Plan Policy Map	76	Critical Environmental Site: if the land greater than 1 sq. mile criteria is removed that CESs should become critical environmental areas.	State	CESs in the 2001 Plan were meant for areas less than 1 sq. mile.	
State Plan Policy Map	76	Separate Critical Environmental Site and Historical Cultural Site (HCS)	State		
Implementation		Implement the State Plan as a guide.	State	SPC received many comments on having the State Plan not impose on local zoning and regulation changes.	
Implementation		Strengthen language regarding coordination between the State Plan, State Agencies, and municipalities/Counties.	State		