



State of New Jersey
DEPARTMENT OF STATE
NEW JERSEY STATE PLANNING COMMISSION
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State Planning Commission/Hudson County Negotiation Session
July 16, 2025 – 2:00 p.m./July 25, 2025 – 2:00 p.m.

Zoom Video Conference

Meeting ID: 852 9568 8528

<https://us02web.zoom.us/j/85295688528>

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: Hudson County Cross Acceptance Response Items

PSDRP GOAL/SECTION	PSDRP PAGE	CAR PAGE	DESCRIPTION	JURISDICTION	AGREE/DISAGREE
Resiliency and Water Quality		15	The State should consider language supporting the inclusion of a budgetary appropriation to assist towns with the implementation of NJDEP's REAL Rule, which would provide appropriate funding to support resiliency projects that will incur greater costs due to higher regulatory standards and higher elevation requirements.	County	
Transportation/Infrastructure		15	A greater transparent means of communication needs to be developed between NJDOT and local DPW/Planning/Infrastructure agencies and departments to identify and resolve state road safety issues. The County would like to see language about state road investments and designs that are suitable for adjacent and local needs. Local involvement should be critical to design state roads for suitability to local community needs. For example, in Hudson County, that includes Route 440, Route 139, and Route 1, (Tonnel Avenue).	County	
Transportation/Infrastructure		15, 17	The Preliminary Plan should identify high-level investment opportunities in NJ Transit facilities, including bus, rail, light rail, and essentials such as: benches, adequate lighting, and shelters at transit stops/stations. There should also be a stronger commitment from the state to invest in adding public transportation capacity and coverage within the Urban Centers and throughout PA-1 to enhance public transportation and reduce overcrowding on the commuter routes.	County, Jersey City, Guttenberg, North Bergen	
Transportation/Infrastructure		17, 20	The NJTA Turnpike widening proposal for the Newark Bay Extension are completely at odds with equity, pollution, and transportation goals in the plan and should be abandoned. Current capital programs (Gateway, PABT etc.) focus on enhancing transit in the suburbs, but there is no commitment to expanding urban transit-i.e. PATH, HBLR, etc.	Jersey City	
Implementation		15, 23	The State Plan should consider including language that would provide educational resources to community members and further hold public engagement sessions across the State. This includes interagency educational resources to support localities in understanding regulations (ex. NJPACT REAL Rules) and available resources to support local efforts (ex. technical assistance and funding programs for Urban Enterprise Zones, Special Improvement Districts, Designated Opportunity Zones, etc.)	County	
General		23	"The poor and minorities" - How does this address the negative outcomes of gentrification concerns in urban community? Also, "minorities" terminology tends to center white racial demographics, as "others", and associates poverty with people of color	County	
General		23	Page 19 of PSDSRP: Awkwardly worded sentence, with grammatical errors: "Identify and target for appropriate public policy support those economic sectors with the greatest growth potential and public benefit that can capitalize on the State's strengths, with special attention to those areas of the State where unemployment is high."	County	
General		23-24	Page 51 of PSDSRP: Goals: Consider revising the following language from "enslaved people" to "enslaved people of African descent" to acknowledge the contributions from the period of history that was a harmful phenomenon for Black/African Americans' ancestors in the United States.	County	

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		