

STATE OF NEW JERSEY  
COUNTY OF HUNTERDON

RESOLUTION  
2025-429

Site Specific Amendment to Upper Raritan Water Quality Management Plan

A RESOLUTION CONSENTING TO THE PROPOSED WATER QUALITY MANAGEMENT (WQM) PLAN AMENDMENT ENTITLED  
"Proposed Amendment to the Upper Raritan Water Quality Management Plan for the Walter and Kathleen Cook Site"

**WHEREAS**, the Board of County Commissioners of Hunterdon County desires to provide for the orderly development of wastewater facilities within Hunterdon County; and

**WHEREAS**, the New Jersey Department of Environmental Protection (NJDEP) requires that proposed wastewater treatment and conveyance facilities and wastewater treatment service areas, as well as related subjects, be in conformance with an approved WQM plan; and

**WHEREAS**, the NJDEP has established the WQM plan amendment procedure through the WQMP rules at N.J.A.C. 7:15-3.5 as the method of incorporating unplanned facilities into a WQM plan;

**NOW, THEREFORE, BE IT RESOLVED** on this 20th day of May, 2025, by the governing body of the Hunterdon County Board of County Commissioners that:

1. The Hunterdon County Board of County Commissioners hereby consents to the Walter and Kathleen Cook Site-Specific Amendment, Block 36, Lot 27 (portion), Readington, Hunterdon County, Program Interest No. 435434, Activity No. AMD210003, as prepared by James Hill, P.E. of Frey Engineering, LLC, for the purpose of its incorporation into the applicable WQM plan.
2. This consent shall be submitted to the NJDEP in accordance with N.J.A.C. 7:15-3.5(g)6.

**BE IT FURTHER RESOLVED** that a certified copy of the within Resolution be forwarded to the following:

1. NJDEP, Office of Policy and Technical Development  
Water Quality Management Planning Unit  
P.O. Box 420 501 East State Street  
Mail Code 501-02A  
Trenton, NJ 08625-0420
2. James Hill, P.E.,  
Liberty Environmental, Inc.  
1117 State Highway 31, Suite 4  
Lebanon, New Jersey 08833



I do hereby certify that the foregoing is a true copy of a Resolution passed by the Hunterdon  
County Board of County Commissioners at a meeting duly held on May 20, 2025

  
Rebecca Viersma, CLERK

ROLL CALL	MOVED	SECONDED	AYES	NA YES	ABSTAIN	ABSENT
John E. Lanza, Director						X
Shaun C. Van Doren, Deputy Director			X			
Jeff Kuhl, Commissioner		X	X			
Zach Rich, Commissioner	X		X			
Susan J. Soloway, Commissioner			X			

ADOPTED May 20, 2025

  
Rebecca Viersma, CLERK

STATE OF NEW JERSEY  
COUNTY OF HUNTERDON

RESOLUTION  
2025-430

County Response to Preliminary State Plan

RESOLUTION AUTHORIZING HUNTERDON COUNTY RESPONSE TO THE STATE DEVELOPMENT AND REDEVELOPMENT PLAN AS PART OF THE CROSS-ACCEPTANCE PROCESS

**WHEREAS**, the State Planning Act of 1985 (N.J.S.A. 52:18A-196 et. seq.) created a State Planning Commission (SPC) and an Office of Planning Advocacy for the purpose of establishing a cooperative planning process that involves the full participation of state, county, and local governments; and,

**WHEREAS**, the State Planning Act states that New Jersey needs integrated and coordinated planning in order to conserve its natural resources, to revitalize its urban centers, to provide affordable housing and adequate public facilities at a reasonable cost, to promote equal social and economic opportunity for New Jersey's citizens, and to prevent sprawl and promote the suitable use of land; and,

**WHEREAS**, the primary duty and responsibility of the SPC, in accordance with the New Jersey State Planning Rules (N.J.A.C. 15:30-2.1), is the preparation of a "State Development and Redevelopment Plan (SDRP);" and,

**WHEREAS**, the State Planning Act also provides that the State's counties are to have an essential role in the development of the State Plan through their participation in the Cross-Acceptance process to be conducted under the Act; and,

**WHEREAS**, The SPC approved the formal release of the Preliminary SDRP on December 6, 2024, which commenced Cross Acceptance, an inter-jurisdictional process of soliciting and incorporating input into a Draft Final SDRP; and

**WHEREAS**, the Board of County Commissioners of Hunterdon County, in accordance with (N.J.A.C. 15:30-3.2), submitted a Notice of Participation to the New Jersey Office of Planning Advocacy (OPA) on December 20, 2024, thereby authorizing the Hunterdon County Planning Board to participate in Cross Acceptance as the designated Negotiating Entity for the County of Hunterdon and its municipalities; and

**WHEREAS**, Hunterdon County's Work Program, which articulated the responsibilities of the Negotiating Entity throughout Cross Acceptance, was approved by OPA on February 28, 2025; and

**WHEREAS**, in said Work Program, the County of Hunterdon agreed to submit comments to the SPC on the findings, recommendations, objections, and other information as set forth in the Cross Acceptance Response Template (CART); and

**WHEREAS**, the Hunterdon County Planning Board, in its role as Negotiating Entity for the County of Hunterdon has prepared a Cross Acceptance Response summarizing the comments on the Preliminary SDRP of the County of Hunterdon and of the following municipalities: Delaware Township  
East Amwell Township  
Franklin Township  
Frenchtown Borough  
Lambertville City  
Raritan Township  
Stockton Borough

Fifteen municipalities within Hunterdon County have the Highlands Council as the Negotiating Entity.  
**WHEREAS**, the Hunterdon County Planning Board has approved this response at its regular meeting on May 1, 2025.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of the County of Hunterdon that:

The Cross-Acceptance Response as prepared by the Department of Planning and recommended by the Hunterdon County Planning Board is approved for submission to the State Planning Commission and Office of Planning Advocacy. Staff of the Department of Planning is authorized to submit the County's approved Cross-Acceptance Response to the State Planning Commission and the Office of Planning Advocacy and engage in the Negotiation Process in order to successfully complete the Cross-Acceptance process toward the adoption of a new State Development and Redevelopment Plan.

ROLL CALL	MOVED	SECONDED	AYES	NAYS	ABSTAIN	ABSENT
John E. Lanza, Director						X
Shaun C. Van Doren, Deputy Director			X			
Jeff Kuhl, Commissioner	X		X			
Zach Rich, Commissioner		X	X			
Susan J. Soloway, Commissioner			X			

ADOPTED May 20, 2025

  
Rebecca Viersma, CLERK

STATE OF NEW JERSEY  
COUNTY OF HUNTERDON

RESOLUTION  
2025-431

Funding Request to the Highlands Council for Additional Bicycle Plan costs

**WHEREAS**, the Highlands Council approved the Hunterdon County Plan Conformance package, which included grant funding for a Self-Assessment Report, a Highlands Master Plan Element, and an Implementation Agenda, on May 20, 2021; and  
**WHEREAS**, the Highlands Council and Hunterdon County have entered into a signed Highlands Grant Agreement #17-033-011-1000 dated June 14, 2021; and  
**WHEREAS**, the County of Hunterdon is requesting an increase of funds to the Conformance Package, an additional \$4,800 for administrative costs associated with the Hunterdon County Bicycle Plan being funded by the North Jersey Transportation Planning Authority; and  
**NOW, THEREFORE, BE IT RESOLVED** that the Board of County Commissioners of the County of Hunterdon hereby authorizes the Department of Planning and Land Use to apply for additional funding through the Highlands Council for administrative work associated with the Hunterdon County Bicycle Plan.

ROLL CALL	MOVED	SECONDED	AYES	NAYS	ABSTAIN	ABSENT
John E. Lanza, Director						X
Shaun C. Van Doren, Deputy Director			X			
Jeff Kuhl, Commissioner			X			
Zach Rich, Commissioner	X		X			
Susan J. Soloway, Commissioner		X	X			

ADOPTED May 20, 2025

  
Rebecca Viersma, CLERK

# Hunterdon County Cross-Acceptance Response

## Cover Sheet

County:	Hunterdon
Negotiating Entity:	Hunterdon County Planning Board
Number of municipalities:	26
Number of municipalities in Highlands Region:	15
Number of municipalities not in Highlands Region:	11

Master Plan Status: Growth Management Plan adopted April 4, 2024  
Highlands Council approval for Plan Conformance Process: May 20, 2021

## Contacts

Katherine Fullerton, AICP, PP  
Supervising Planner  
Hunterdon County Department of Planning  
and Land Use  
314 Route 12  
PO Box 2900  
Flemington, NJ 08822  
(908) 788-1490  
[Kfullerton@co.hunterdon.nj.us](mailto:Kfullerton@co.hunterdon.nj.us)

William Millette  
Principal Planner  
Hunterdon County Department of Planning  
and Land Use  
314 Route 12  
PO Box 2900  
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(908) 788-1490  
[Wmillette@co.hunterdon.nj.us](mailto:Wmillette@co.hunterdon.nj.us)

Website: [co.hunterdon.nj.us](http://co.hunterdon.nj.us)

Prepared by: Katherine Fullerton, AICP, PP  
Approved by Hunterdon County Planning Board: May 1, 2025

# Consistency with the Preliminary State Plan

## ***Review of Planning Documents:***

Hunterdon County adopted a revised Growth Management Plan on April 4, 2024. The County has an Official Map pursuant to N.J.S.A. 40:27-5. County Planning and Land Use staff is updating the 2025 ROSI with Green Acres. The County Farmland Preservation Plan was adopted on April 6, 2023 by the Hunterdon County Planning Board. The Hunterdon County Strategic Parks and Open Space Plan was adopted 2018 by Hunterdon County Planning Board and was deemed to be in conformance with the Highlands Regional Master Plan as part of the Highlands Council Conformance Plan process. The County 2008 Transportation Plan needs to be updated as per the Plan Conformance process with the Highlands Council.

## ***Review of The Preliminary State Plan Goals:***

Hunterdon County's 2024 Growth Management Plan addresses these goals and aims to achieve them through the best of the County's planning ability.

Potential areas of strong agreement include the Historic Preservation and Open Space and Natural and Water Resources elements of the planning goals. Most of the Hunterdon County municipalities have very strong planning goals with regard to natural preservation, farmland preservation, and similar planning elements. These are in line with the state's planning goals to protect these areas. Hunterdon County has addressed Environmental Hazards and Mitigation in the Growth Management Plan and the County Hazard Mitigation Plan. The stream corridor buffer areas created by several municipalities to limit development in environmentally sensitive areas and flood prone areas support the preservation of natural areas.

Potential areas of disagreement include the Equity and Climate Change planning goals. These elements all factor into the state's planning goals, while they do not generally factor into Hunterdon County municipalities' planning goals. Only one municipality has planning in regard to equity concerns. No municipalities have adopted a Climate Change-Related Hazard Vulnerability Assessment as per the 2021 addition to the Municipal Land Use Law.

For the remaining planning goals in the State Plan – Economic Growth, Housing, Revitalization, Infrastructure, and Sound and Integrated Planning – there are a range of similar planning goals within the County, but the State's goals in these cases are broadly compatible with most municipalities' goals. To the degree that there is disagreement, it would likely be over the context of the expression of these goals.

## ***Alignment with the State Goals and Timeframe for Greater Consistency:***

Hunterdon County Planning goals will become more aligned with the State goals as it completes the Highlands Council Plan Conformance process. It is anticipated that the Plan Conformance process should be completed within the next ten years.

## ***Appropriateness of State Planning Areas for Hunterdon County:***

The State Planning Areas suit the current and future development of the municipalities within Hunterdon County well, with the exception of the request from Franklin Township to change the northern portion of the municipality from Planning Area 2 to Planning Area 3 and for the Sourlands Region to become a Special Resource Area and Area of Critical State Concern.

## Agreements and Disagreements with The Preliminary State Plan

### ***Issues or recommendations to The Preliminary State Plan in order to better meet local needs:***

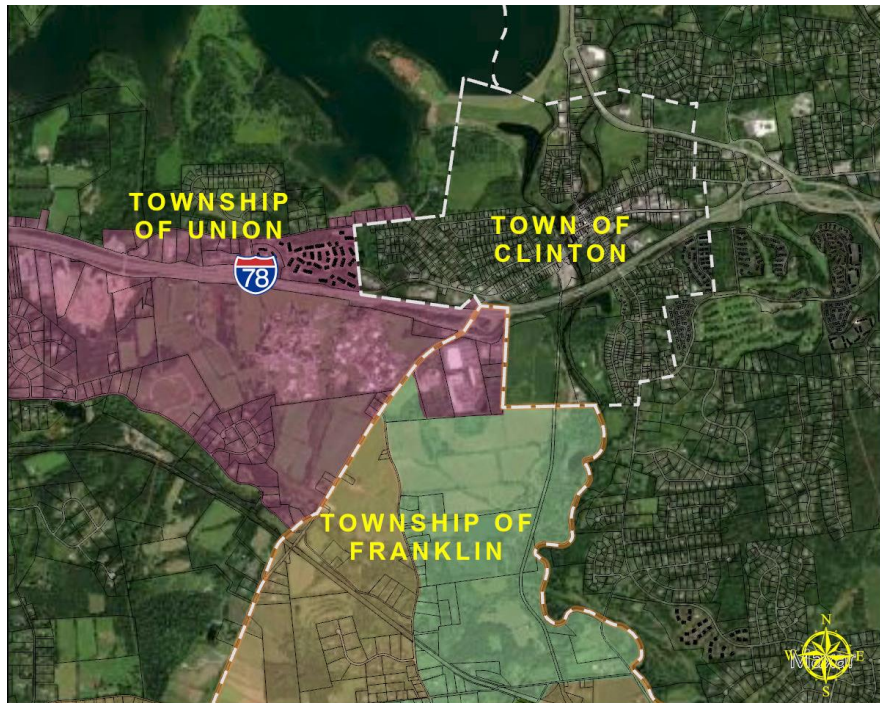
East Amwell Township and Lambertville City have approved resolutions supporting the Sourlands Region becoming a Special Resource Area and Areas of Critical State Concern. These resolutions are attached to this document.

Frenchtown Borough seeks better consistency between housing requirements and environmental regulations, noting that the housing strategies stated in the Plan appear to be blind to environmental and utility constraints. The Borough notes three priorities of the Plan that are unclear in regard to encouraging development in rural areas without public infrastructure, as well as the Plan's stance on development or redevelopment within environmentally sensitive areas such as floodplains.

Rural and small communities that wish to retain their rural character look more toward redevelopment to meet their housing needs. It is recommended that the State consider a revision to the housing goals and priorities to better include or clarify their stance on infill and redevelopment, avoiding green field development, site disturbance, tree removal and additional impervious coverage. Additionally, many rural communities' housing stock are located within 100-year and 500-year flood zones. Clarification and consistency are needed at the State level to acknowledge this constraint.

As a small municipality, Frenchtown Borough does not agree with the recommendation to move to a more regional planning model. As written, it appears to recommend doing away with small municipalities as they "lack resources" even though the State Plan or State agencies have not recommended or offered incentives to undertake beneficial regional planning. The Borough recommends further clarification or removal of this statement.

Franklin Township has requested that the portion of the municipality that is in Planning Area 2 should be modified to Planning Area 3 to be consistent with municipal planning goals. This location has changed between Planning Area 2 and Planning Area 3 a few times since the 1992 State Plan. As this property has not had any zoning changes or redevelopment plans approved, it does not appear that it meets the criteria for Planning Area 2. The Hunterdon County Division of GIS has provided a map of this area showing the area in question from the Preliminary State Development and Redevelopment mapping software.



Region Surrounding Franklin Township, Hunterdon County

Hunterdon County supports these changes to the Preliminary State Development and Redevelopment Plan and the State Map.

***Modifications to municipal and county plans in order to create a greater degree of consistency.***

The Hunterdon County municipalities are working diligently to create appropriate Fair Share Housing Plans that will provide for affordable housing that fits the local community in a context sensitive manner.

The municipalities are also working to develop Stormwater Management Plans following the updated State Inland Flood Hazard Rules and Stormwater Regulations, in order to improve the safety of stormwater management in Hunterdon County, as well as improve the water quality for the watershed.

Hunterdon County does not yet have a Stormwater Management Plan or Wastewater Management Plan but will produce both of these plans as part of the Highlands Council Plan Conformance Process.

Additional plan modifications will be undertaken when time and resources allow.

***Comments and recommendations regarding State agency implementation of the State Plan:***

State Departments and Agencies need to respond to development faster regarding changes in traffic, environmental impacts, and social services impacts due to new developments throughout the State. Taking years to respond to development approvals just compounds these challenges for a region.

Further, historically, there has been an issue with State Departments and Agencies requiring incompatible standards, leaving municipalities and counties conflicted regarding planning and land use policies. Development infrastructure requirements and environmental regulations are one key example of this

conflict that needs to be resolved in order to move forward with future planning endeavors.

***Negotiating Agenda:***

The matters to be negotiated would be changing the Franklin Township Planning Area 2 designation to Planning Area 3, the designation of the Sourlands region as a Special Resource Area and Area of Critical State Concern, and the policy concerns outlined by Frenchtown Borough. A Negotiating Agenda is attached to this document.

***Areas to be protected:***

Hunterdon County has several locations that would be appropriate for protection from overdevelopment. These locations are discussed in the Farmland Preservation Plan and the Strategic Parks and Open Space Plan.

***Areas where low density auto-dependent development has occurred and should be limited or prevented from further sprawl:***

Hunterdon County municipalities have done a good job of rezoning to limit sprawl in the past 15-20 years. Additional zoning changes to allow for context sensitive redevelopment opportunities could assist in limiting sprawl.

***Areas vulnerable to flooding or other environmental concerns:***

There are a number of areas that are vulnerable or prone to flooding. Among them are the Flemington/Raritan 202 Corridor, Bloomsbury, Lambertville, Stockton, and Frenchtown. There are other environmental concerns in the County, among them being older septic systems that need to be updated. The County would not want to replace septic areas with a sewer service area, but better septic tank systems.

The combination of wastewater management, stormwater management, and water quality management is a great concern to Hunterdon County.

***County Open Space Plan and Open Space Tax Status:***

The County has a Strategic Parks and Open Space Plan that was adopted in 2018. This plan is in conformance with the Highlands Regional Master Plan. The County has a dedicated open space tax of \$0.03 per \$100 of assessed value that is collected into the County Open Space Trust Fund.

***Municipality members of Sustainable Jersey and other environmental groups:***

Hunterdon County has 25 municipalities that participate with Sustainable Jersey. The one municipality that is not a member of Sustainable Jersey has limited staffing and few volunteer committees.

***Hunterdon County's three most important local and regional land use planning goals and priorities:***

Farmland Preservation  
Open Space Preservation  
Continuity of Community and Local Land Use



**Township of Delaware**  
**Resolution #25-55**  
**Authorizing Participation in the State Development and Redevelopment Plan**

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**WHEREAS**, the State Planning Act of 1985 (N.J.S.A. 52:18A-196 et seq.) created a State Planning Commission ("SPC") for the purpose of establishing a cooperative planning process that involves the full participation of state, county and local governments; and

**WHEREAS**, the State Planning Act states that New Jersey needs integrated and coordinated planning in order to conserve its natural resources, to revitalize its urban centers, to provide affordable housing and adequate public facilities at a reasonable cost, to promote equal social and economic opportunity for New Jersey citizens, and to prevent sprawl and promote the suitable use of land; and

**WHEREAS**, the SPC released the Preliminary State Development and Redevelopment Plan on December 6, 2024; and

**WHEREAS**, the Hunterdon County Planning Board will act as the Negotiating Entity on behalf of the County's municipalities; and

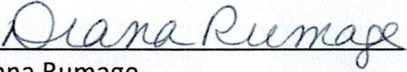
**WHEREAS**, Hunterdon County municipalities shall inform the Hunterdon County Planning board of their participation; and

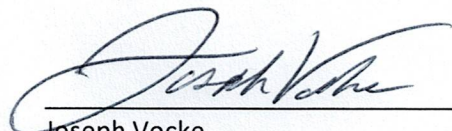
**WHEREAS**, the Township Committee of the Township of Delaware wishes to participate and does not have any comments on the Preliminary State Development and Redevelopment Plan.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Delaware, County of Hunterdon, State of New Jersey hereby notify the Hunterdon County Planning Board of their intention to participate in the State Development and Redevelopment Plan and has no comments.

**BE IT FURTHER RESOLVED** that a copy of this resolution shall be forwarded to the Hunterdon County Planning Board.

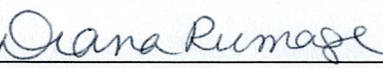
ATTEST:

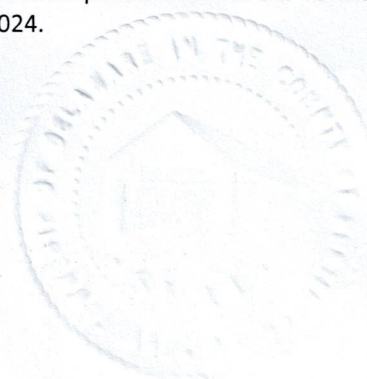
  
Diana Rumage  
Township Clerk

  
Joseph Vocke  
Mayor

Approved: March 10, 2024

I certify the foregoing to be a true copy of a Resolution adopted by the Township Committee of the Township of Delaware, County of Hunterdon at an Official Meeting held March 10, 2024.

  
Diana Rumage  
Township Clerk



Date: 3/27/2025  
From: East Amwell Township  
To: Hunterdon County; State of New Jersey  
Re: East Amwell's Cross Acceptance Response to draft State Development and Redevelopment Plan

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## A.2 Cross-Acceptance Response Template

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### 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:

- 2013 ☒ Most recent adopted Master Plan and any draft elements currently being considered
- 2023 ☒ 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
- 2020 ☒ Zoning map and schedule
- ☒ Natural Resource Inventory
- 2017 ☒ 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
- 2010 ☒ Farmland Preservation/Agricultural Retention Plan
- 2005 ☒ 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.  
East Amwell's plans incorporate the key concepts and objectives of the ten goals.

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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?  
NA

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4. How well do the designated State Planning Areas suit the current and future development of your municipality and/or county?  
The State Plan continues to list East Amwell generally as PA4 and PA5 and said rural and environmentally sensitive designations are appropriate.

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## 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.

East Amwell's rural character, open space, farmland and sensitive environmental resources need to be protected.

The Sourlands Region needs to be designated an area of statewide concern and/or special resource area to encourage protection of its vitally important drinking water, flora and fauna and encourage state funding and prioritization of the Region.

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

The municipal plans are already consistent with the State Plan's goals.

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 state should protect and promote East Amwell's interests as set forth above.

The state should also encourage the implementation of the State Plan, including its housing goal, in a manner that causes no harm to East Amwell's rural character, open space, farmland and sensitive environmental resources.

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. See items 1-3 above.

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. Flooding from Back Brook and other streams is problematic and presents an ongoing risk to life and property.

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

East Amwell is a member of Sustainable Jersey and has an Environmental Commission and Green Team.

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

1. Protecting East Amwell's rural character, open space, farmland and sensitive environmental resources
2. Getting the Sourlands Region designated an area of statewide concern/ SRA.
3. Beautifying Ringoes Village and addressing speeding there and elsewhere in the Twp.

9. Please list the Negotiating Committee members:

NA Since the State has designated Hunterdon as the negotiating entity for all its municipalities.

NB Contact person with East Amwell: Dante DiPirro, Mayor, 609-429-0779

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

11. Additional comment(s):

## **RESOLUTION**

**NO. 2025-60**

**ADOPTED: FEBRUARY 13, 2025**

### **RESOLUTION SUPPORTING THE DESIGNATION OF THE SOURLANDS REGION AS A SPECIAL RESOURCE AREA AND AREA OF CRITICAL STATE CONCERN**

**WHEREAS**, the Sourlands Region (the “Sourlands”), defined by its unique geology, encompasses 90 square miles, including parts of eight municipalities in Mercer, Somerset and Hunterdon counties; and

**WHEREAS**, the Sourlands is home of the largest contiguous forest in Central New Jersey and an island of biodiversity in a sea of encroaching sprawl; and

**WHEREAS**, the Sourlands is home to dozens of rare and endangered species of plants and animals, and an irreplaceable stopover for migrating birds; and

**WHEREAS**, the Sourlands’ forest is the most intensive carbon sink anywhere in New Jersey; and

**WHEREAS**, more than 90 miles of streams in the region are “first order” streams, the critical headwaters to the Raritan and Millstone Rivers, an important source of drinking water for New Jersey residents; and

**WHEREAS**, the Sourlands is enjoyed and relied on by countless New Jerseyans, including rural, and suburban folks, as a recreational resource; and

**WHEREAS**, the Sourland’s forest is losing more than a million trees (about a quarter of the forest) to the Emerald Ash Borer, and more to emerging threats; and

**WHEREAS**, the State of New Jersey is currently updating the State Development and Redevelopment Plan; and

**WHEREAS**, the designation of the Sourlands as a Special Resource Area (SRA) and Area of Critical State Concern (ACSC) in the State Plan would have numerous benefits, including:

- Promoting the protection of waters, plant life and wildlife;
- Promoting funding for the protection of waters, plant life and wildlife;
- Promoting land preservation both public and private;
- Promoting funding for reforestation efforts; and
- Promoting legislation to protect the Sourlands.

**NOW, THEREFORE, BE IT RESOLVED** that the Township of East Amwell supports the designation of the Sourland Region as Special Resource Area and Area of Critical State Concern and urges the State Planning Commission to include such designation in its current update of the State Development and Redevelopment Plan.

**ATTEST:**



Linda Giliberti, RMC  
Township Clerk



Dante DiPirro  
Mayor

ROLL CALL VOTE				
COMMITTEE MEMBER	YES	NO	ABSTAIN	ABSENT
CASPER-BLOOM	✓			
ENTIN	✓			
NARDI	✓			
DENDIS	✓			
DIPIRRO	✓			

## **RESOLUTION #2025-83**

### **RESOLUTION AUTHORIZING PARTICIPATION IN THE STATE DEVELOPMENT AND REDEVELOPMENT PLAN**

**WHEREAS**, the State Planning Act of 1985 (N.J.S.A. 52:18A-196 et seq.) created a State Planning Commission ("SPC") and an Office of Planning Advocacy ("OPA") for the purpose of establishing a cooperative planning process that involves the full participation of state, county and local governments; and

**WHEREAS**, the State Planning Act states that New Jersey needs integrated and coordinated planning in order to conserve its natural resources, to revitalize its urban centers, to provide affordable housing and adequate public facilities at a reasonable cost, to promote equal social and economic opportunity for New Jersey citizens, and to prevent sprawl and promote the suitable use of land; and

**WHEREAS**, the SPC released the Preliminary State Development and Redevelopment Plan on December 6, 2024; and

**WHEREAS**, the Hunterdon County Planning Board will act as the negotiating entity on behalf of the County's municipalities; and

**WHEREAS**, Hunterdon County municipalities shall inform the Hunterdon County Planning board of their participation; and


**WHEREAS**, the Mayor & Council of the Borough of Flemington wishes to participate and does not have any comments.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor & Council of the Borough of Flemington, County of Hunterdon, State of New Jersey hereby notify the Hunterdon County Planning Board of their intention to participate in the State Development and Redevelopment Plan and has not comments.

Adopted: May 12, 2025

ATTEST:

  
\_\_\_\_\_  
Marcia A. Karrow, Mayor

  
\_\_\_\_\_  
Carla Conner, Borough Clerk

### **CERTIFICATION**

I, Carla Conner, Borough Clerk of the Borough of Flemington, County of Hunterdon, State of New Jersey, do hereby certify the foregoing to be a true and correct copy of a resolution duly authorized by the Mayor and Council on this 12<sup>th</sup> day of May, 2025.

A handwritten signature in cursive script, reading "Carla Conner", written in dark ink over a horizontal line.

*Carla Conner, Borough Clerk*

**FRANKLIN TOWNSHIP  
RESOLUTION #2024-29**

**RESOLUTION AUTHORIZING PARTICIPATION OF  
FRANKLIN TOWNSHIP, HUNTERDON COUNTY,  
IN THE STATE DEVELOPMENT AND REDEVELOPMENT PLAN (State Plan)  
CROSS-ACCEPTANCE PROCESS**

WHEREAS, the State Planning Act of 1985 (N.J.S.A. 52:18A-196 et. seq.) created a State Planning Commission and an Office of Planning Advocacy for the purpose of establishing a cooperative planning process that involves the full participation of state, county, and local governments; and,

WHEREAS, the State Planning Act states that New Jersey needs integrated and coordinated planning in order to conserve its natural resources, to revitalize its urban centers, to provide affordable housing and adequate public facilities at a reasonable cost, to promote equal social and economic opportunity for New Jersey's citizens, and to prevent sprawl and promote the suitable use of land; and,

WHEREAS, the primary duty and responsibility of the State Planning Commission under the State Planning Act is the preparation of a "State Development and Redevelopment Plan;" and,

WHEREAS, the State Planning Act also provides that the State's municipalities are to have an essential role in the development of the State Plan through their participation in the Cross- acceptance process to be conducted under the Act; and,

WHEREAS, the Cross-acceptance process is the primary vehicle under the Act for promoting vertical coordination and integration of state, county and local plans by affording county and municipal governments a full and open opportunity to be involved in reconciling inconsistencies between state and local policies; and,

WHEREAS, the Board of County Commissioners of Hunterdon County has concluded that it is appropriate, necessary and in the County's interest to fully participate in the development of the State Plan through the full and active participation of the County government, including in particular its Planning Board and its Department of Planning, in the Cross-acceptance process,

WHEREAS, the Governing Body of Franklin Township has concluded that it is appropriate, necessary and in the municipality interest to fully participate in the development of the State Plan through the full and active participation of the Municipal government, including in particular its Planning Board and its Department of Planning, in the Cross-acceptance process,

NOW, THEREFORE, BE IT RESOLVED by the Franklin Township Committee of the County of Hunterdon as follows:

1. That the Franklin Township Municipal Land Use Board is hereby authorized and directed to carry out the Cross-acceptance process pursuant to the State Planning Act, N.J.S.A. 52:18A-196 et. seq. and the State Planning Rules, N.J.A.C. 15:30 and any other rules promulgated by the State Planning Commission for this purpose:
2. That the Franklin Township Municipal Land Use Board shall coordinate with the County or Negotiating Entity in their preparation of a proposed work program and schedule for municipal and county Cross-acceptance and Negotiating Entity shall submit said work

program and schedule to the New Jersey Office of Planning Advocacy;

3. That the Franklin Township Municipal Department of Land Use shall provide staff assistance to the County Planning Board or Negotiating Entity in order to prepare a Cross-acceptance Response Template and successfully complete the Cross-acceptance process;

4. That all other Franklin Township Municipal Departments and Agencies shall cooperate with the Municipal and County Planning Board or Negotiating Entity and provide information and furnish such documents as may be required;

I, Christine J. Burke, Municipal Clerk of the Township of Franklin, County of Hunterdon, do hereby certify this to be a true copy of a resolution adopted by the Township Committee at a meeting held on May 23, 2024.



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Christine Burke, RMC  
Municipal Clerk

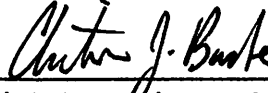
**FRANKLIN TOWNSHIP  
RESOLUTION #2025-27**

**RESOLUTION APPROVING THE CROSS-ACCEPTANCE RESPONSE  
TEMPLATE WITH TOWNSHIP (PLANNER'S) COMMENTS IN RESPONSE TO  
THE PRELIMINARY STATE DEVELOPMENT AND RE-DEVELOPMENT  
PLAN**

**WHEREAS**, Hunterdon County has requested that each of its participating municipalities complete and submit the Cross-Acceptance Response Template in response to the Preliminary State Development and Re-Development Plan.

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Franklin that the Township's Cross-Acceptance Response Template be approved and submitted to Hunterdon County with the Township Planner's Comments.

I, Christine J. Burke, Municipal Clerk of the Township of Franklin, County of Hunterdon, do hereby certify this to be a true copy of a resolution adopted by the Township Committee at a meeting held on March 27, 2025.



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Christine Burke, RMC  
Municipal Clerk

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## Cross-Acceptance Response Template

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### 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): [Master Plan Adopted 12/4/1994,](#)

[Reexamination Report 10/23/2019](#)

<https://franklin-twp.org/documents/2019-master-plan-reexamination/>

[Reexamination Amendment 11/3/2021](#)

<https://franklin-twp.org/documents/2019-master-plan-reexamination-2021-amendment/>

Official Map pursuant to N.J.S.A. 55D-32

Land use map

Zoning Ordinance and other land development standards: [Created 3/2/1979 Refer to our Township Code for ordinances](#)

<https://ecode360.com/37600557>

Zoning map and schedule: [Zoning map adopted 11/2020, Schedule adopted 11/2020](#)

<https://ecode360.com/attachment/FR1024/FR1024-220b%20Zoning%20Map.pdf>

<https://ecode360.com/attachment/FR1024/FR1024220a%20Schedule%20of%20Zone%20Req%20Table.pdf>

Natural Resource Inventory: [Adopted 8/2009](#)

<https://franklin-twp.org/documents/natural-resource-inventory/>

Recreation and Open Space Inventory (ROSI): [Created 2013, updated 2018](#)

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)

[Stormwater Management Plan adopted 4/2019](#)

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.

[This is a Draft State Plan that was published in December. The Township has not amended any of its Master Plan documents since December of 2024. The goals are broad and do not reflect the diverse characteristics of the State.](#)

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 does not agree with all of the goals as written. Franklin does not intend to amend any of its Master Plan documents to address the Draft State Plan at this time.

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

Based on the interactive locator map, Franklin is within three Planning Areas. Metropolitan Planning Area (PA1) covers the northern most point of the Township, which includes the ShopRite and WalMart shopping centers, Hamton Inn and church. The identified area does not fit the criteria noted for PA1 and should be modified to PA3, which reflects the characteristics of this portion of Franklin.

A majority of the Township is designated Rural/Environmentally Sensitive Planning Area (PA4B), which the Township concurs with.

The Locator Map also identifies areas around Capoolong Creek between Lower Landsdown Road in the northeast and Quakertown Road in the southwest as "Open Space". The Township supports this Planning Area designation.

## 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.

Please see the attached Comments "Review of Preliminary Draft of the New Jersey State Development and Redevelopment Plan" as provided by Darlene Green, Franklin Township Planner, on March 3, 2025.

As Franklin Township is home to numerous acreage of farmland and is greatly interested in the preservation of these farms and in maintaining the rural character of the municipality, there is great concern over the difficulties the Township faces in offsetting the reduced taxes of preserved farms, the State's demands for increased development, particularly of affordable housing, and the lack of options in balancing these endeavors. Franklin Township would appreciate the State's assistance in providing incentives that would offset the burden of reduced taxes and tax-exempt properties place on residential and commercial property taxes.

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

Franklin does not intend to modify its plans.

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 tom possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.

The Draft Plan does not identify what agency will implement any priority. Therefore, we are unable to comment on agency implementation.

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.

As there is no mass transit in Franklin, residents must rely on cars as a means of transportation. Development inconsistent with the Township's Master Plan and Zoning Regulations should be precluded.

6. Does the municipality and/or county have an open space plan? <https://franklin-twp.org/documents/open-space-and-recreation-plan/>
7. Open space tax? **Yes**
8. Is the municipality a member of Sustainable Jersey? **Yes** 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**
9. Please indicate your community's three most important local and regional land use planning goals and priorities:

To maintain the rural character of the Township, which is overwhelmingly served by wells and septic.

To encourage economic development that is in keeping with the scale and character of the Township along the County Roads, which respects the natural carrying capacity of the land due to the reliance on wells and septic systems.

To encourage and support the agricultural industry.

10. Additional comments:

Please see the attached Comments "Review of Preliminary Draft of the New Jersey State Development and Redevelopment Plan" as provided by Darlene Green, Franklin Township Planner, on March 3, 2025.

## Memorandum

To: Christine Burke, Clerk, Township of Franklin

From: Darlene A. Green, PP, AICP

Date: March 3, 2025

Subject: Review of Preliminary Draft of the New Jersey State Development and Redevelopment Plan

Project No.: FKT-001A

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The New Jersey State Planning Act was signed into law in 1986. The Act states that New Jersey needs integrated statewide planning to “conserve its natural resources, revitalize its urban centers, protect the quality of its environment, and provide needed housing and adequate public services at a reasonable cost while promoting beneficial economic growth, development and renewal”.<sup>1</sup> The Act requires the preparation of a State Development and Redevelopment Plan (“State Plan”). The purpose of the State Plan is to “coordinate planning activities and establish Statewide planning objectives in the following areas: land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, urban and suburban redevelopment, historic preservation, public facilities and services, and intergovernmental coordination”.<sup>2</sup> The last State Plan was adopted on March 1, 2001.

On December 4, 2024, the State Planning Commission approved a new State Plan entitled “The Preliminary Draft of the New Jersey State Development and Redevelopment Plan” (“Draft State Plan”). The Draft State Plan was released to the public on December 6, 2024. This office has reviewed the Draft State Plan as it relates to the Township of Franklin and offers the following comments and concerns in italics, which are grouped according to chapter.

### Executive Summary

- Page 13. Historic and Scenic Resources is another one of the State Plan’s goals and its summary states, “The State should also facilitate public access to high-quality open space, scenic landscapes, historical resources, and recreation resources.

*The Township supports this statement and encourages public access to open spaces within the Township.*

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<sup>1</sup> [Office of Planning Advocacy](#), accessed February 12, 2025.

<sup>2</sup> [State Plan Overview](#), accessed February 12, 2025.

## Chapter B. 2050 Statewide Planning Goals, Strategies, and Priorities Goals

### Economic Development

- Page 21. Sustainable and Inclusive Development – Priorities states, “Encourage economic development and employment opportunities that enhance the viability of agriculture, retain, and expand key services and industries that underpin our agricultural sector, such as regional food hubs, food processing facilities, agricultural equipment suppliers, and urban agriculture, as an industry.”

*The Township supports this priority. However, clarification should be provided on how the State would encourage expansion of “regional food hubs, food processing facilities, agricultural equipment suppliers.” Would grants or other funding be available for municipalities to promote this kind of economic development?*

### Housing

- Page 23. The Strategy states, “Enable housing growth in transit-rich, mixed-income communities, supporting multi-generational households, and providing a balanced mix of rentals, starter homes, senior housing, and market-rate units to meet future population growth and address affordability needs. Encourage municipalities to adopt inclusionary zoning, streamline development through public-private partnerships, and integrate green building standards and transit-oriented infrastructure to improve sustainability.”

*This strategy seeks to build housing blind to environmental limitations and utility constraints. Housing development must work within the confines of environmental limitations and utility constraints. This strategy should be revised to encourage housing development outside of environmentally sensitive lands and limit housing development to existing utility constraints.*

- Page 23. The Goals section states, “Ideally, new housing will be created in transit-rich locations and in communities that are ethnically and economically diverse and integrated. Facilitating multi-generational households through the creation of accessory dwellings and multi-unit dwellings is critical to promoting well-being and supporting New Jersey’s diverse population.”

*The Township of Franklin does not have access to public transportation options. The Draft State Plan does not provide a separate housing goal oriented toward communities lacking public transportation. Clarification should be provided on the goal for housing development in areas lacking public transportation.*

*Additionally, this is the first mention of the term “accessory dwellings” in the Draft State Plan. It is mentioned throughout the Housing section. However, the Glossary (page 85) does not include a definition. Clarification should be provided on what the State views as an “accessory dwelling”.*

- Pages 23 and 24. The Goals section states, “Zoning used to exclude potential residents from communities with plentiful jobs and high-performing schools is inconsistent with the Plan.”

*No examples are provided on what type of zoning would be considered inconsistent with the Draft State Plan. Is it single-family zoning, multi-family, or the location of certain zones? Also, would the existing zones that have historically been in place for decades be considered inconsistent? Or would this apply to new zones only? Clarification should be provided.*

- Page 26. Housing as a Catalyst for Economic Development – Priorities states, “In areas where water, wastewater, and transportation infrastructure is available, allow for increased residential development densities as a consideration for providing required affordable housing set-asides.”

*This text should be revised to recognize water and wastewater limitations. Suggested text “In areas where water and wastewater infrastructure is available and capacity remains....” The Draft State Plan also does not provide guidance on how to accommodate new development with limited water and/or sewer capacity or in areas without utility infrastructure. Clarification should be provided. Finally, the Draft State Plan does not define what would be considered “increased residential development densities”. As written, that could be interpreted to mean one more unit per acre.*

- Page 26. Housing as a Catalyst for Economic Development – Priorities states, “Nothing in this Plan is to be interpreted as a reason for a municipality not to meet its housing requirements as promulgated in New Jersey statutes. Where a municipality has limited land suitable for development, redevelopment options, up-zoning, or other similar solutions must be implemented to meet constitutional requirements.”

*“Up-zoning” is not defined in the glossary. A definition should be added so municipalities have an understanding when reviewing mechanisms to address affordable housing. Additionally, the last sentence in this statement is incorrect, specifically the word “must”. Towns with limited vacant and developable land are permitted to seek an adjustment of their obligation, which would reduce their affordable housing obligation. The above-quoted text should be rewritten to address the misstatement.*

- Page 27. Housing Stock Diversity – Priorities states, “Ownership opportunities for young workers and families must also be a priority. More starter homes, condos, townhomes, and ADUs are needed to make homeownership attainable for low- and moderate-income households.”

*Clarification is needed as to what would be considered a “starter home”. Also, “ADUs” appears to stand for “accessory dwelling units”, which is not defined.*

- Page 27. Reducing Barriers to Development – Priorities states, “Minimize restrictive zoning. Many restrictive zoning practices are rooted in, and serve to reinforce, socioeconomic segregation. Zoning codes which ban multifamily development or ban ADUs will also restrict housing affordability and disincentivize private development.”

*Restrictive zoning is not defined. Clarification should be provided so municipalities understand if their zoning would be considered “restrictive”.*

## Infrastructure

- Pages 33 and 34. Clean Energy – Priorities states, “Promote and encourage development and redevelopment in higher intensity mixed-use, Urban Planning Areas, Suburban Planning Areas, growth areas, endorsed plans, Centers, and re-centered urbanized areas that accommodate the use of alternative modes of transportation and shared parking and other site improvements and infrastructure.”

*Clarification is needed on what “higher intensity mixed-use” includes.*

- Page 36. Revitalizing Older Centers – A priority is to “Identify new centers”, which states, “This can be done by redeveloping underutilized areas, particularly areas with connectivity to multimodal transit options or other underutilized amenities that can drive economic activity. These redeveloped areas should support new housing, businesses, and public amenities, including parks and open spaces.”

*It is unclear who is supposed to identify new centers – the State, County, municipality? The document should be revised to indicate what entity will be responsible for this task.*

## Natural and Water Resources

- Page 43. The Goals section states, “All levels of government, including regional planning agencies, should take actions to avoid, minimize, and mitigate site disturbance, tree removal, habitat fragmentation, impervious coverage, greenhouse gas emissions, invasive species, and the use of toxic building materials and ingredients; and prioritize natural and nature-based strategies and solutions. Continued development and preservation of local and regional systems of parks and preserved lands linked by trails, greenways, and public rights-of-way is necessary to protect the habitat and recovery of rare, threatened and endangered species, and protect native wildlife species.”

*The Draft State Plan demands more housing development as one of its goals. However, it is unclear how a community can avoid site disturbance, tree removal and impervious coverage when building housing unless all housing construction is to take place on previously developed land. The Township supports the above goal as written, but believes the State should reconsider and revise the goals and priorities listed for housing.*

- Page 43. The Goals section prioritizes farmland preservation as a strategic investment and states, “The State and local communities should protect the long-term viability of the agricultural industry, preserve land to mitigate climate change impacts through carbon sequestration and improved land management practices, and foster local food production to address food insecurity and promote healthy communities. Preserving farmland also contributes to the conservation of biodiversity, protects natural water resources, and helps maintain scenic landscapes, thereby enhancing the overall quality of life for residents and promoting tourism opportunities.”

*The Township supports this goal. However, preserving farmland can reduce property taxes, which can financially impact municipalities and their school districts. While the Township supports farmland preservation, too much preservation could cause financial issues. Clarification should be provided on how financial impacts of additional preserved farmland can be mitigated or other incentives created by the State to aid municipalities in the preservation of farmland.*

- Page 44. Habitat Preservation and Restoration – Priorities states, “Municipal master plans and zoning ordinances should make it explicit that habitat restoration is expected to occur as part of any (re)development project, to the extent that it is feasible.”

*As NJDEP regulates the habitats of threatened and endangered species, habitat restoration should be the purview of NJDEP and its experts, not a municipal zoning ordinance.*

- Page 45. Agricultural and Food Production – Priorities discuss farmland preservation and indicate preservation can achieve many objectives including:
  - Maintaining the long-term viability of the agricultural industry,
  - Utilizing preserved land to mitigate climate change impacts through carbon sequestration and improved land management practices, and
  - Fostering local food production to address food insecurity and promote healthy communities. Additionally, preserving farmland contributes to the conservation of biodiversity, protects natural water resources, and helps maintain scenic landscapes, thereby enhancing the overall quality of life for residents and promoting tourism opportunities.

*The Township supports this priority and its objectives. However, clarification should be provided on what the statement “improved land management practices” means and who is responsible - the State, County, Municipality, or property owner?*

- Page 47. Water Quality – Priorities states, “Identify and delineate sensitive surface water and groundwater resources, including aquifer recharge areas, headwaters, reservoirs, and Category 1 systems and take steps to protect them from impacts of development. Establish maintain, and restore appropriately vegetated buffers along streams, rivers, wetlands, reservoirs, and scenic waterways to protect the natural functions and quality of surface water resources.”

*The Township supports this priority, but it is unclear what entity is charged with these actions.*

## Historic and Scenic Resources

- Page 53. Open Space and Recreational Resources – Priorities include the following:
  - Promote adequate and appropriately located indoor and outdoor recreational facilities for the year-round enjoyment and health of all residents.

- Connect large contiguous tracts of forest, grasslands, and other natural lands with stream and river corridors through greenways to provide maximum connectivity and enhance their functional integrity and biological diversity.
- Protect the scenic qualities of forested areas that are visible from public roads, trails, and waterways from visually intrusive land uses, and preserve them through invasive species control, setbacks and other scenic corridor maintenance measures.

*The Township supports these priorities and encourages the State to provide funding to aid in parkland acquisition and development as well as facility upgrades.*

## Chapter C. State Plan Policy Map

- Page 68. This Chapter discusses the State Plan Policy map associated with the State Plan, including the difference between Planning Areas, Centers, and Environs, the Planning Areas (1 – 5).
- Page 70. Agriculture and Farmland Preservation. This Policy Objective discusses the importance of guiding development to meet the needs of the agricultural industry, promote urban farming, and to minimize conflicts between farmland retention and development. Additionally, this Policy Objective states, “Promote agritourism that includes wineries, breweries, distilleries, cideries, and facilities that provide auxiliary activities.

*The Township supports this Policy Objective. However, it is unclear who is tasked with achieving these objectives – the State, County, municipality, or a combination of entities? Clarification should be provided.*

- *The document mentions a “State Plan Policy Map” 17 times, but no where in the document does it inform readers where to find said “State Plan Policy Map”. In fact, page 120 specifically states that the “Smart Growth Explorer is not part of the official State Plan Policy Map”. Therefore, it is unclear where one would find the State Plan Policy Map.*
- *The Draft State Plan does not include an actual map within the document. However, the Office of Planning Advocacy website includes a link to an Interactive Locator Map, which displays the Planning Areas. The map can be accessed here:*  
<https://dosopa.maps.arcgis.com/apps/webappviewer/index.html?id=fbb0c0a8c7ce4a31b05d123426c4a79a>*. Since there is no physical copy of the map, it is unclear if the State can update the map boundaries and/or designations at any time. Currently, the metadata of the Planning Areas layer indicates the last edit date was 11/24/2024. The Draft State Plan should be supplemented with a copy of the State Plan Policy Map.*
- *Based on the Interactive Locator Map, Franklin is within three Planning Areas. The list below provides the areas, their location, and comments for each Planning Area:*
  - Metropolitan Planning Area (PA1)

- *The northern-most point of the Township is within the PA1, including the ShopRite and WalMart shopping centers, Hampton Inn, and church.*
- *Page 72. One of the intents of PA1 is to "Provide for much of the state's future growth in compact development and redevelopment." However, the Guiding Criteria of the PA1 includes a density of more than 1,000 people per square mile, existing public water and sewer systems and access to public transit systems, more than 1 square mile of land area, and a population of at least 25,000 people. The area identified in PA1 does not include any residential development, only a portion has access to a public water system, and there is no public transportation available. The area in Franklin does not fit the criteria noted for PA1 and the designation should be modified to PA3, which reflects the characteristics of this portion of the Township.*
- Rural/Environmentally Sensitive Planning Area (PA4B)
  - *A majority of the Township is within the PA4B. This includes areas generally south of West Sidney Road, Hogback Road, and the Sidney Road/Pittstown Road intersection.*
  - *Page 74. The intent of PA4B (as well as PA4) is to "Maintain the Environs as large contiguous areas of farmland, open space, and forested areas." The Township supports this Planning Area designation.*
- Environmentally Sensitive Planning Area (PA5)
  - *The northern quadrant of the Township is within this Planning Area. The area is generally bordered by Sidney Road, Upper Kingtown Road, Sidney School Road, Hogback Road, and the eastern municipal boundary.*
  - *Page 75. The intents of PA5 includes "Protect environmental resources; protect large and small contiguous areas of land; promote restoring habitats and bio-diversity; accommodate growth only in Centers, confining programmed sewers and public water services to Centers; revitalized cities, towns, and older traditional settlements; and protect, enhance, and diversify the existing character of stable communities." The Township supports this Planning Area designation.*
- Open Space
  - *The Locator Map also identifies areas around Capoolong Creek between Lower Landsdown Road in the northeast and Quakertown Road in the southwest as "Open Space". The Township supports this Planning Area designation.*
- *A majority of the Township is within either PA4B or PA5, which aim to protect farmland, environmental resources, and the character of the existing community. These designations do not appear to support the Housing goals and priorities. In fact, they appear to conflict with the Housing goals and priorities. The Draft State Plan should be amended to provide Housing goals and priorities that fit within the PA4B and PA5 designations.*

## Chapter D. Implementation

- Page 83. "Municipal planning in New Jersey is outdated. Many local governments lack resources to handle planning related procedures. Regional considerations should adhere to the goals outlined in the State Plan, which should be considered as the framework for decision-making. Regional considerations (regional master planning) help address inequitable municipal planning capabilities."

*Franklin takes exception with the above statement. The above statement should be deleted from the Draft State Plan or substantially revised. Is the Draft State Plan suggesting municipalities that lack resources be eliminated and governed/regulated at a regional level, rather than a local level? How would a municipality be determined to "lack resources" and who would determine this?*

## General Comments

- *It is unclear throughout the report what goal/priority is implemented by the State, County, municipality, or the private sector. The text should be clarified, or a matrix provided in the appendix.*
- *The Planning Goals, Strategies, and Priorities Goals should be numbered to enable practitioners and citizens to easily refer to statements within the report as opposed to referring to a page number.*

## Map Changes

- *The area of the Township categorized as PA1 is inappropriate. The northern corner of the Township does not have a density of 1,000 people per square mile, there is not public transit system and limited water and sewer capacity exist. The Township requests this area be changed to Fringe Planning Area (PA3), which better reflects the existing characteristics.*

RESOLUTON #2025-78

**APPROVING THE CROSS-ACCEPTANCE RESPONSE TEMPLATE AS PREPARED BY THE  
FRENCHTOWN BOROUGH PLANNING BOARD**

**WHEREAS**, the Planning Board of the Borough of Frenchtown have prepared a Cross-Acceptance Response Template; and

**WHEREAS**, the Mayor and Common Council have reviewed the attached Cross-Acceptance Response Template; and

**BE IT FURTHER RESOLVED**, that the Mayor and Common Council of the Borough of Frenchtown approve the submission of the Cross-Acceptance Response Template to the County of Hunterdon.

Dated: April 17, 2025

ATTEST and AFFIX SEAL

  
\_\_\_\_\_  
Samantha M. Gravelle, RMC  
Borough Clerk

Borough of Frenchtown

  
\_\_\_\_\_  
Brad Mynre, Mayor

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## Cross-Acceptance Response Template

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### 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) **February 24, 2021, most recent**

Official Map pursuant to N.J.S.A. 55D-32

Land use map

Zoning Ordinance and other land development standards **Zoning Ordinance see: <https://ecode360.com/36961967>; Village Center Plan, Amendment #6 adopted June 5, 2019; Eighth Street Redevelopment Plan, adopted August 7, 2019**

Zoning map **Adopted by Ordinance #891 on October 5, 2022** and schedule **The Borough does not have a separate zoning schedule**

Natural Resource Inventory **Contained in the Master Plan Revision of 1994**

Natural Resource Inventory **adopted April 25, 2018 and Contained in the Master Plan Revision of 2019**

Recreation and Open Space Inventory (ROSI) **Open Space and Recreation Plan adopted February 27, 2019.**

Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL) **Village Center Plan, Amendment #6 adopted June 5, 2019; Eighth Street Redevelopment Plan, adopted August 7, 2019**

Resource protection ordinances **Tree Removal and Replacement, Ordinance #919; Steep slopes see 50-310 in <https://ecode360.com/36961967>;**

Farmland Preservation/Agricultural Retention Plan

Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan) **2017 Master Plan Land Use Plan Element Amendment; 2017 Housing Element and Fair Share 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 Plan is in draft format, it would be premature to incorporate any of the goals within the draft document at this point in time.**

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? **Once the Plan is finalized, the Borough will review its goals and determine if any of the municipality's documents will be revised.**
4. How well do the designated State Planning Areas suit the current and future development of your municipality and/or county? **According to the Interactive Locator Map posted under the Office of Planning Advocacy webpage, Frenchtown is classified as Environmentally Sensitive Planning Area (PA5). The Draft Plan states that the intent of the State Plan is to protect the environmental resources, protect large and small contiguous areas of land, accommodate growth only in Centers, confine sewer and water services to Centers, etc. Frenchtown agrees with the designation of the entire Borough as PA5.**

## 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. **Borough comments/recommendations are in italics.**

- **Page 23. The Strategy states, “Enable housing growth in transit-rich, mixed-income communities, supporting multi-generational households, and providing a balanced mix of rentals, starter homes, senior housing, and market-rate units to meet future population growth and address affordability needs. Encourage municipalities to adopt inclusionary zoning, streamline development through public-private partnerships, and integrate green building standards and transit-oriented infrastructure to improve sustainability.”**

*This strategy seeks to build housing blind to environmental limitations and utility constraints. Housing development must work within the confines of environmental limitations and utility constraints. This strategy should be revised to encourage housing development outside of environmentally sensitive lands and limit housing development to existing utility constraints, including housing development that is located on lands that can: support/promote reductions in greenhouse gas emissions (i.e. sustainable development), promote adoption of clean energy community planning (i.e. community solar), and advance/require utilization of clean energy technologies (i.e. energy efficiency, heat pumps, rooftop solar, utility-scale solar, electric vehicle charging, etc.)*

- **Page 26. Housing as a Catalyst for Economic Development – Priorities states, “In areas where water, wastewater, and transportation infrastructure is available, allow for increased residential development densities as a consideration for providing required affordable housing set-asides.”**

*This text should be revised to recognize water and wastewater limitations. Suggested text “In areas where water and wastewater infrastructure is available and capacity remains....” Additionally, the Plan does not define what would be considered “increased residential development densities”. As written, that could be interpreted to mean one more unit per acre.*

- Page 29. Health and the Environment – Priorities states, “Communities across the State are increasingly vulnerable to climate change as coastal flooding, river flooding, and extreme heat have all become commonplace. Housing built in areas at higher flood risk should elevate systems, develop evacuation plans, and secure adequate building and flood insurance.”

*Frenchtown has several areas within FEMA’s 100-year and 500 year flood zones as well as in the floodplain designated under NJDEP regulations. It is unclear if the last sentence of the above applies to new construction, additions, or certain types of renovations. New construction of homes within the areas designated by NJDEP regulations as within flood-prone areas should be discouraged.*

- Page 42. Coastal Areas and Riverine Corridors – Priorities states, “Promote smart growth by implementing DEP floodplain regulations.”

*It is unclear what is meant by this statement. Additional text should be provided to clarify how DEP floodplain regulations promote smart growth in developed towns.*

- Page 43. The Goals section states, “All levels of government, including regional planning agencies, should take actions to avoid, minimize, and mitigate site disturbance, tree removal, habitat fragmentation, impervious coverage, greenhouse gas emissions, invasive species, and the use of toxic building materials and ingredients; and prioritize natural and nature-based strategies and solutions. Continued development and preservation of local and regional systems of parks and preserved lands linked by trails, greenways, and public rights-of-way is necessary to protect the habitat and recovery of rare, threatened and endangered species, and protect native wildlife species.”

*The Draft State Plan demands more housing development as one of its goals. However, it is unclear how a community can avoid site disturbance, tree removal and impervious coverage when building housing unless all housing construction is to take place on previously developed land. The Borough supports the above goal as written but encourages the State to reconsider and revise the goals and priorities listed for housing.*

- Page 83. “Municipal planning in New Jersey is outdated. Many local governments lack resources to handle planning related procedures. Regional considerations should adhere to the goals outlined in the State Plan, which should be considered as the framework for decision-making. Regional considerations (regional master planning) help address inequitable municipal planning capabilities.”

*Frenchtown takes exception with the above statement. The above statement should be deleted from the Draft State Plan or substantially revised. It appears the Draft State Plan suggests municipalities that lack resources be eliminated and governed/regulated at a regional level, rather than a local level. It is unclear how a municipality would be determined to “lack resources” and who would make the determination. Additionally, it is important to point out that state agencies and the State Planning Commission has not established any incentives for municipalities to undertake beneficial regional planning and, before proposing measures that*

***might disregard the value of municipal planning, an incentive-based approach to promote regional planning should be established at the state level.***

2. Provide a detailed explanation of how municipal and county plans will be modified in order to create a greater degree of consistency. **Frenchtown has finite financial resources. Unless the State is going to provide grant funding to modify municipal master plans, Frenchtown cannot undertake costly master plan amendments and/or updates.**
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. **See section 2, #1 above regarding the Borough's comments and concerns.**
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.  
**Frenchtown is located along the Delaware River. It is also bisected by several streams. Areas with flooding concern include River Road, Railroad Ave, and the area in and around Route 29 between the Nishisakawick Creek and the Little Nishisakawick Creek, Front Street, Lott Street and 12<sup>th</sup> Street. Areas with Steep Slopes, especially the area along Creek Road, Milford Road and other steep slopes throughout the Borough are also areas of concern.**
6. Does the municipality and/or county have an open space plan? **Open Space and Recreation Plan adopted February 27, 2019** Open space tax? **No open space tax.**
7. Is the municipality a member of Sustainable Jersey? **Yes (Bronze Certification)** 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? **Environmental Commission**
8. Please indicate your community's three most important local and regional land use planning goals and priorities:

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#### LAND USE

**GOAL:** To balance environmental and topographical factors with the needs of all segments of the community in locating and regulating the intensity of residential, commercial, industrial, and recreational uses in Frenchtown.

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#### HOUSING & CONSERVATION

**GOAL:** To facilitate access to a variety of housing to meet the aesthetic and personal requirements of the Borough's present and future population while striving to preserve the natural, scenic, historic, and aesthetic aspects of the community and its environment.

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#### PARKING & CIRCULATION

**GOAL:** To ensure safe and efficient movement of pedestrian and vehicular traffic through the Borough and to provide sufficient parking facilities to meet the needs of Borough residents and visitors while maintaining the character of the Borough.

9. Additional comments:

# City of Lambertville

Benedetta Lambert  
Council President

Steve Stegman  
Councilman

Andrew J. Nowick  
Mayor

Karen J. Kominsky  
Councilwoman

Evan J. Lide  
Councilman

April 24, 2025

Katherine Fullerton, AICP, PP  
County of Hunterdon  
Planning Board  
71 Main Street, PO Box 2900  
Flemington, NJ 08822

RE: Cross-Acceptance Response

Dear Ms. Fullerton:

On behalf of the city of Lambertville, residents and businesses, thank you for undertaking this enormous job of completing the Hunterdon County Cross-Acceptance Plan.

The City of Lambertville appointed Councilwoman Kominsky, Planning Board Chair – Paul Kuhl, and Planning Board Vice-Chair – Stephanie Moss to represent the City at the Cross-Acceptance Meetings. They reviewed your response and are in agreement with your findings for consistency with the State of New Jersey's Cross-Acceptance Plan.

The County of Hunterdon's three most important local and regional land use planning goals and priorities include:

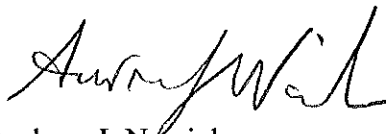
*Farmland Preservation:* While the City of Lambertville is only 1.3 square miles, we do have properties assessed as farmland. 1 property classified as a farm regular (3a), and 11 properties classified as farm (qualified)(3b).

*Open Space Preservation:* According to the ROSI which was updated in 2024, the city has 35.13 acres-encumbered as Open Space.

*Continuity of Community and Local land Use:* Historic Preservation is a remarkably high priority in the City of Lambertville. We recently introduced an ordinance that will strengthen the Commission's ability to regulate historic preservation.

I can be reached via phone at 908-752-3168, and via email at [mayornowick@lambertvillenj.org](mailto:mayornowick@lambertvillenj.org), should you need to speak with me.

Sincerely,



Andrew J. Nowick  
Mayor

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## Lambertville Cross-Acceptance Response

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### 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) – 06-05-2019  
Official Map pursuant to N.J.S.A. 55D-32 -  
Land use map -in the process of being updated by Planner.  
Zoning Ordinance and other land development standards  
Zoning map and schedule – April 2019  
Natural Resource Inventory (Environmental Resource Inventory last updated 2008)  
Recreation and Open Space Inventory (ROSI) – 08-15-2024, Resolution Number 123-2024  
Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL)  
Connaught Hill Redevelopment Project  
Old High School: amended 06-20-2024  
Police Site  
Resource protection ordinances  
Flood Damage Prevention Ordinance: adopted 07-20-2023  
Private Retrofitting: adopted 06-15-2023  
Catch Basin/Storm Sewer Inlet: adopted 08-17-2023  
MS4 Tier A Ordinances were adopted in 2023  
Farmland Preservation/Agricultural Retention Plan  
Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)
  - Stormwater Management – amendment adopted 05-20-2021  
Stormwater Control Ordinance, amendment adopted 11-21-2024
  - Water Quality Management Plan: LMUA, South Hunterdon Regional School District, Lambertville Lofts, Academy Hill, Upper Delaware and Upper Raritan Water Quality Management Plan.
  - Capital Improvement Plan – Lambertville has a five-year 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.
  - a. We have reviewed the 10 goals in The against Preliminary State Plan Lambertville's Master Plan and the 10 goals are consistent with Lambertville's Master Plan
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. Not applicable
4. How well do the designated State Planning Areas suit the current and future development of your municipality and/or county?
  - a. The City of Lambertville does not fall into any of the Planning Areas the closest would be the Metropolitan Planning Area (PA1) but we only have a population of 4,157 as of 2023.
  - b. The guiding criteria for PA1 is:
    - i. Density of more than 1,000 people per square mile. **YES**
    - ii. Existing public water and sewer systems, or physical accessibility to those systems, and access to public transit systems.

Residents of the City of Lambertville in the downtown/flat area have public water and sewer available to them.

Residents on Cottage Hill have access to public sewer, and only a couple properties, plus the Woodcrest Development have access to public water.

Residents on Music Mountain have access to public sewer, but not all take advantage of it. Water is available to the public in the street, but access will need to be completed by each property owner.

Residents on Connaught Hill have access to public sewer. They do not have access to public water. Due to the steep slopes, and the proximity of the water company, bringing water to this area, and to a proposed new development will be very costly.

The City has a transportation void. The Transunion Bus used to run through Lambertville regularly has scaled back their operation since COVID and travels to New York. Currently, the only local transportation is offered through Uber, or the Link. Residents without a car are forced to food shop locally at one of the convenience stores.

- iii. Land area greater than one (1) square mile. **Lambertville is 1.3 square miles.**
- iv. A population of not less than 25,000 people. **LESS THAN 25,000**

## 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.
  - a. Have a Planning Area that falls between Metropolitan and Suburban to take into account smaller cities in NJ
2. Provide a detailed explanation of how municipal and county plans will be modified in

order to create a greater degree of consistency.

- a. Not Applicable
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.
  - a. Coordination between the different agencies of the State is imperative. For example, DEP with Fair Share Housing
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.
  - a. Not applicable
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.
  - a. Steep slope areas, Riverfront areas, Streams and creeks
6. Does the municipality and/or county have an open space plan? Open space tax?
  - a. Yes, the City adopted the ROSI on 08-15-2024. The Open Space Tax was first imposed in 2009, and amended in 2010, reducing the tax to \$.01
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?
  - a. Yes, we have an Environmental Commission and a Green Team
8. Please indicate your community's three most important local and regional land use planning goals and priorities:
  - a. Preserve the historic integrity of the City.
  - b. Encourage new public park areas throughout the City for passive and active recreational areas.
  - c. Facilitate access to a variety of housing to meet the income, aesthetic and other personal requirements of the City's present and future population; and our Fair Share Obligation for low to moderate income residents and families.
  - d. Seek long-term solutions to problems of parking and traffic congestion, particularly truck traffic, and transportation issues.
  - e. Encourage a greater diversity of personal service retail opportunities in appropriate areas throughout the City and encourage a balance of residential as well as commercial uses in the central business district.
  - f. Promote commercial, light industrial and office uses in appropriate areas throughout the City.
  - g. Preserve and protect environmentally sensitive areas, including but not limited to, flood plains, wetlands, and steep slopes.
  - h. Maintain a healthy balance of land use development and open space in order to protect existing public access and encourage future public access

to the river front while preserving its natural assets.

- i. Encourage the development of a capital improvement plan.

The City has a five-year Capital Improvement Plan

- j. Encourage tree planting and maintenance of existing trees in order to enhance neighborhood quality.

The City adopted an Ordinance protecting our trees, June 15, 2023

- k. Strive to preserve the natural, scenic, historic, aesthetic aspects of the community and its environment.
- l. Promote the development of recreational opportunities for young people.

The City has many active local nonprofits organizations that provide recreational opportunities for young people. We have an age gap that stops at 16. The need is for activities that are age-appropriate for people between the ages of 16 and 24.

- 9. Additional comments: None

RESOLUTION NUMBER 40-2025

*A Resolution To Support The Designation Of The Sourland Region As An Area Of Critical State Concern And Urging The State Planning Commission To Include This Designation In Its Current Update Of The State Development And Redevelopment Plan*

WHEREAS the Sourland Mountain Region, defined by its unique geology, encompasses 90 square miles, including parts of eight municipalities in Mercer, Somerset and Hunterdon counties; and

WHEREAS the Sourlands, home of the largest contiguous forest in Central New Jersey, are an island of biodiversity in a sea of encroaching sprawl; and

WHEREAS the Sourlands are home to dozens of rare and endangered species of plants and animals, and an irreplaceable stopover for migrating birds; and

WHEREAS the Sourland forest is the most intensive carbon sink anywhere in New Jersey; and

WHEREAS more than 90 miles of streams in the region are “first order” streams, the critical headwaters to the Raritan and Millstone Rivers, an important source of drinking water for New Jersey residents; and

WHEREAS the Sourlands are enjoyed and relied on by countless urban and suburban New Jerseyans as a recreational resource; and

WHEREAS the Sourland forest is losing more than a million trees (about a quarter of the forest) to the Emerald Ash Borer, and more to emerging threats; and

WHEREAS natural forest regeneration is impossible in the Sourlands because of the vast overpopulation of white-tailed deer; and

WHEREAS the State of New Jersey is currently updating the State Development and Redevelopment Plan; and

WHEREAS designation of the Sourlands as an Area of Critical State Concern (ACSC) in the State Plan would have numerous benefits, including:

- State recognition of the importance of the Sourlands will help with both the public and private preservation of land.
- The ACSC designation will help attract both public and private funding for reforestation efforts.
- The ACSC designation will lay the groundwork for any needed legislation to protect the Sourlands.
- The ACSC designation will help with efforts to bring the deer population under control.

- The ACSC designation will call attention to the need to protect the quantity and quality of surface waters and groundwater of the region.

THEREFORE, BE IT RESOLVED that the City of Lambertville supports the designation of the Sourland Region as an Area of Critical State Concern and urges the State Planning Commission to include this designation in its current update of the State Development and Redevelopment Plan.

ADOPTED: January 16, 2025



I, Cynthia L. Ege, CMR, RMC, City Clerk of the City of Lambertville, in the County of Hunterdon, in the State of New Jersey, certify this to be a true copy of the resolution adopted by the Governing Body of the City of Lambertville at the regularly scheduled meeting held on January 16, 2025 held in-person at the Phillip L. Pittore Justice Center located at 25 South Union Street and streamed live using the virtual meeting platform Zoom.

A handwritten signature in black ink, appearing to read "Cynthia L. Ege", is written over a horizontal line.

Cynthia L. Ege, CMR, RMC, City Clerk

**TOWNSHIP OF RARITAN  
COUNTY OF HUNTERDON, NEW JERSEY**

**RESOLUTION #25-4-73**

**AUTHORIZING PARTICIPATION IN THE  
STATE DEVELOPMENT AND REDEVELOPMENT PLAN**

**WHEREAS**, the State Planning Act of 1985 (N.J.S.A. 52:18A-196 et seq.) created a State Planning Commission (“SPC”) and an Office of Planning Advocacy (“OPA”) for the purpose of establishing a cooperative planning process that involves the full participation of state, county and local governments; and

**WHEREAS**, the State Planning Act states that New Jersey needs integrated and coordinated planning in order to conserve its natural resources, to revitalize its urban centers, to provide affordable housing and adequate public facilities at a reasonable cost, to promote equal social and economic opportunity for New Jersey citizens, and to prevent sprawl and promote the suitable use of land; and

**WHEREAS**, the SPC released the Preliminary State Development and Redevelopment Plan on December 6, 2024; and

**WHEREAS**, the Hunterdon County Planning Board will act as the negotiating entity on behalf of the County’s municipalities; and

**WHEREAS**, Hunterdon County municipalities shall inform the Hunterdon County Planning board of their participation; and

**WHEREAS**, the Township Committee of the Township of Raritan wishes to participate and does not have any comments.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Raritan County of Hunterdon, State of New Jersey hereby notify the Hunterdon County Planning Board of their intention to participate in the State Development and Redevelopment Plan and has no comments.

<b>ROLL CALL VOTE:</b>	Ayes	Nays	Abstain	Absent
Sipos	X			
Fatooh	X			
MacDade	X			
Perry	X			
King	X			

ATTEST:

TOWNSHIP COMMITTEE OF THE TOWNSHIP OF RARITAN



Donna Kukla, RMC - Township Clerk



Bob King - Mayor

**CERTIFICATION**

I, Donna Kukla, Clerk of the Township of Raritan, County of Hunterdon, State of New Jersey, hereby certify that the foregoing resolution is a true, complete, and accurate copy of a resolution adopted by the Township Committee of the Township of Raritan at a meeting held on April 1, 2025.



Donna Kukla, RMC - Township Clerk

**RESOLUTION 2025-40**  
**PARTICIPATION IN STATE DEVELOPMENT AND REDEVELOPMENT PLAN**  
**BOROUGH OF STOCKTON**  
**COUNTY OF HUNTERDON, STATE OF NEW JERSEY**

**WHEREAS**, the State Planning Act of 1985 (N.J.S.A. 52:18A-196 et seq.) created a State Planning Commission (“SPC”) and an Office of Planning Advocacy (“OPA”) for the purpose of establishing a cooperative planning process that involves the full participation of state, county and local governments; and

**WHEREAS**, the State Planning Act states that New Jersey needs integrated and coordinated planning in order to conserve its natural resources, to revitalize its urban centers, to provide affordable housing and adequate public facilities at a reasonable cost, to promote equal social and economic opportunity for New Jersey citizens, and to prevent sprawl and promote the suitable use of land; and

**WHEREAS**, the SPC released the Preliminary State Development and Redevelopment Plan on December 6, 2024; and

**WHEREAS**, the Hunterdon County Planning Board will act as the negotiating entity on behalf of the County’s municipalities; and

**WHEREAS**, Hunterdon County municipalities shall inform the Hunterdon County Planning Board of their participation; and

**WHEREAS**, the Borough Council of the Borough of Stockton wishes to participate and has provided a CART (Cross Acceptance Response Template) in Exhibit 1.

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the Borough of Stockton, County of Hunterdon, State of New Jersey, that the Borough of Stockton hereby notifies the Hunterdon County Planning Board of its intention to participate in the State Development and Redevelopment Plan and the Borough’s submission of the Cross Acceptance Response.

**Certification:**

I, Laurie A. Courter, Clerk of the Borough of Stockton, County of Hunterdon, State of New Jersey, do hereby certify that the foregoing Resolution is a true and exact copy of a Resolution adopted by the Borough Council of the Borough of Stockton on April 21, 2025.

☒ Recoverable Signature

**X** Laurie A. Courter

Laurie A. Courter

Borough Clerk

Signed by: 685d2eba-eb6f-474d-adb3-ea0385a4ce45

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Borough this 21<sup>st</sup>

day of April, 2025.

## **Section 1: Consistency with The Preliminary State Plan**

**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**

- Land Use Plan adopted September 12, 2006
- Conservation Plan adopted November 2005
- Housing Element and Fair Share Plan 2008

Master Plan Reexamination Report(s)

- December 2024

Official Map pursuant to N.J.S.A. 55D-32

- December 2024

Land use map

- September 12, 2006

Zoning Ordinance and other land development standards

- LDO adopted 1976 amended through 2022

Zoning map and schedule

- 1986 schedule
- 2024 zone map

Natural Resource Inventory

- November 2005

Recreation and Open Space Inventory (ROSI)

- Draft 2017

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

- None

Resource protection ordinances

- Steep Slope ordinance adopted in 2008
- Scenic Viewshed ordinance adopted in 2008

Farmland Preservation/Agricultural Retention Plan

- None

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

- Stormwater management planning in accordance with NJDEP

**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.**

Below are the Borough's 2006 Land Use Plan Goals and Objectives with the

corresponding State Plan Policies identified in bold text. The Borough has a high degree of conformance with the Draft State Plan goals.

### Goals and Objectives

*1. Protect the health, safety and general welfare of Stockton Borough Residents.*

**(Address SP GOALS 5, 6, 7, 9, 10)**

- a. Protect against local and downstream flooding.
- b. Encourage safe traffic and pedestrian patterns to ensure the safety of residents and visitors to the Borough.
- c. Encourage the use of new and existing access ways to increase public access throughout the Borough.
- d. Protect the local, regional and state water supply and quality.

*2. Protect and maintain the existing variety of residential and non-residential opportunities in the Borough.* **(Address SP GOALS 1, 2, 8, 9, 10)**

- a. Encourage a range of retail and service activities at a scale designed to meet the everyday needs of the residents of Stockton and the region.
- b. Maintain a healthy balance of residential and non-residential uses in Stockton.

*3. Protect and maintain the cultural and historic land use pattern in the Borough.* **(Address SP GOALS 1, 2, 4, 6, 7, 8, 9, 10)**

- a. Preserve, protect and enhance the community's existing character.
- b. Manage growth to protect Stockton's historic character and the existing scale of neighborhoods and commercial areas.
- c. Encourage aesthetically pleasing design and construction techniques for context sensitive modifications to buildings.
- d. Identify and encourage the protection of architecturally and historically significant structures and districts.
- e. Protect and preserve scenic vistas.
- f. Coordinate change in the Borough with all appropriate local, State and Federal agencies and regulations.
- g. Protect pre-historic sites and their archeological artifacts; investigate, document, preserve, protect archeological resources.

*4. Promote and enhance Stockton as a cultural, commercial and tourism hub of the Delaware River communities.* **(Address SP GOALS 1, 4, 9, 10)**

- a. Manage change consistent with historic and existing development patterns.
- b. Encourage context sensitive redevelopment within a central business district, at a scale and intensity consistent with the Borough's historic development patterns.

5. *Protect and maintain natural systems and man-made infrastructure in the Borough. (Address SP GOALS 3, 4, 6, 7, 9, 10)*
  - a. Limit population densities to protect and respect the capacities of natural systems and man-made infrastructure capabilities, and protect the local and regional quality of life.
  - b. Preserve, protect and improve the ecological integrity and balance of the Borough's surface waters and their impacts on the Delaware River.
  - c. Protect and maintain wildlife and plant habitats.
6. *Provide adequate community services and facilities for Borough residents. (Address SP GOALS 1, 2, 9, 10)*
  - a. Expand the range of community services to meet the needs of the Borough.
  - b. Enhance the supply of recreational opportunities and facilities available for use by residents of Stockton.
7. *Preserve and promote opportunities for agricultural and horticultural activities in the Borough. (Address SP GOALS 6, 9, 10)*
  - a. Preserve farmland capable soils for continued agricultural use.
  - b. Maintain agricultural and horticultural opportunities where possible in the Borough.
8. *Provide for adequate affordable housing to meet local needs and obligations. (Address SP GOALS 2, 10)*
  - a. Encourage the rehabilitation of housing units that may be now, or may become, substandard, especially to address the Borough's affordable housing obligation
  - b. Promote policies that limit any negative impact on community character.
9. *Protect and maintain the essential character of the Borough's natural environment. (Address SP GOALS 5, 6, 7, 8, 9, 10)*
  - a. Protect and maintain environmentally sensitive natural resources including floodplains, stream corridors, steep slopes, ridgelines, wetlands and their transition areas, important forests & woodlands, grasslands and unique critical habitat areas.
  - b. Preserve, to the maximum extent possible, environmentally sensitive lands and other lands needed for recreation and conservation purposes.
  - c. Promote a contiguous "greenbelt" and/or "bluebelt" along the perimeter of the Borough.
  - d. Promote the retention of open space and farmland throughout the community.
  - e. Promote the continuation and expansion of agricultural, horticultural, recreational, and cultural uses and opportunities.
  - f. Promote the retention of open space throughout the community including the preservation of trees, natural vegetation, forests and agricultural land.
  - g. Preserve wooded areas, including wetland forested areas, critical forest habitat and the 'neighborhood forest.'

- h. Recognize and protect wooded steep slopes, hillsides and the Borough's unique views and vistas.
- i. Limit disturbance and development of forests, meadows, grassland areas, steep slopes, ridgelines, scenic vistas and views, streams and their corridors, groundwater aquifers and recharge areas, wetlands and swampy areas, unique landscapes, and agricultural areas;
- j. Prevent contamination of ground water resources, protect recharge areas and maintain safe drinking water supplies;
- k. Identify wellhead protection and recharge areas.
- l. Protect existing stream corridors and establish policies aimed at protecting water quality;
- m. Encourage the preservation of natural vegetation and prevent the unnecessary cutting of trees along stream corridors;
- n. Preserve and protect high quality Category 1 (C-1) waterways, and where possible institute measures such as enhanced riparian buffering and restoration to renovate surface water quality.
- o. Reduce disturbance within floodplain areas whenever possible.
- p. Protect and improve the water quality of the Delaware River in accordance with the Lower Delaware River Management Plan.
- q. Limit disturbance within and require appropriate setbacks from stream corridors.
- r. Protect and preserve important farmland soils.
- s. Protect rural, open space areas from inappropriate suburban sprawl type development;
- t. Preserve farmland and historic sites and other historic resources;
- u. Protect historic sites, farmsteads, districts and the historic character of the cultural landscape.

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

- The Borough's land use plan goals and objectives align with the State Plan Goals.

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

The designated planning areas align with the Borough's land use planning and development objectives.

**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.**

Stockton Borough's most significant issues are related to river and inland flooding. The Borough is fostering regional coordination to address ongoing flooding issues stemming

from upland areas in Delaware Township. Flooding along County Roads has created additional inland flooding. The Borough seeks partnership with the County and Delaware Township to implement measures to mitigate the impacts of stormwater runoff.

Another issue addressed in the draft State Plan important to Stockton is revitalization and protection of the Borough's historic character while promoting appropriate scaled residential and non-residential opportunities to benefit all residents. Economic vitality is essential for the Borough and balancing the Borough's historic small scale character with uses that are not only appropriate but economically viable is key to the Borough's long term economy.

Stockton also requires support for infrastructure needs. The Borough is located along Route 29, a state highway, and has long sought coordination with the State to provide safe pedestrian and vehicular access. Such discussion includes parking issues, traffic calming, lowering speed limits and supporting the walkability of the community for residents and visitors utilizing the D&R canal.

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

The Borough continues to review and implement mechanisms to address local concerns, as well as regional and State initiatives, such as mitigating some of the negative impacts of traffic and flooding in the Borough. The Borough will continue to review land use planning goals, objective and initiatives to address local, regional, and State needs.

**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 Borough seeks NJDEP, NJDOT and other state agency support to address infrastructure and flooding concerns in the Borough. Providing effective communication and coordination with state agencies to help address these ongoing problems is vital to the Borough's health, safety and general welfare.

**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.**

The Borough's main agenda items would include infrastructure concerns, flooding, and protection of historic and natural resources.

**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 Borough is fully developed and is not include areas where sprawl is possible. However, given the nature of the Borough and historic development, flooding from both the river and upland areas in Delaware Township is a major issue. The Borough and Township are currently working together to find solutions to mitigate flooding.

**6. Does the municipality have an open space plan? Open space tax?**

The Borough has an open space tax but does not have a certified OSRP. A draft has been prepared but not adopted.

**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?**

The Borough is not a member of Sustainable Jersey. The Borough approved a resolution of support to seek certification however limited resources prevented further actions. The Borough has an Environmental Commission.

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

Traffic, parking and pedestrian safety  
Flooding  
Protection of the Borough's historic character and natural resources.

**9. Additional comments:**

# Hunterdon County Negotiation Agenda

## Cover Sheet

County: Hunterdon  
Negotiating Entity: Hunterdon County Planning Board

Number of municipalities: 26  
Number of municipalities in Highlands Region: 15  
Number of municipalities not in Highlands Region: 11

Master Plan Status: Growth Management Plan adopted April 4, 2024  
Highlands Council approval for Plan Conformance Process: May 20, 2021

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Prepared by: Katherine Fullerton, AICP, PP  
Approved by Hunterdon County Planning Board: May 1, 2025

## Public Participation Results

Meetings with municipal representatives were held on May 30, 2024 and February 6, 2025 to review the Cross Acceptance process. Staff were introduced to the municipal representatives. The Cross Acceptance process, tasks, and deadlines were reviewed, as well as extensive discussions regarding the difference between the Highlands Regional Master Plan and the State Development and Redevelopment Plan.

Hunterdon County Planning and Land Use staff have discussed the Draft State Development and Redevelopment Plan at County Planning Board meetings since October 5, 2023.

A Public Informational meeting was held on March 6, 2025. Approximately 17 people attended this meeting.

The County response to the State Development and Redevelopment Plan was reviewed at the April 3, 2025 and May 1, 2025 County Planning Board meetings, with a final review to be held at the Board of County Commissioners meeting on May 20, 2025.

## Planning Policy in Question

There are eight policy matters expressed in the Draft State Development and Redevelopment Plan that the Hunterdon County Planning and Land Use office has been made aware of by the municipalities of Hunterdon County.

### **Housing Goal, page 23**

The Strategy states, “Enable housing growth in transit-rich, mixed-income communities, supporting multi-generational households, and providing a balanced mix of rentals, starter homes, senior housing, and market-rate units to meet future population growth and address affordability needs. Encourage municipalities to adopt inclusionary zoning, streamline development through public-private partnerships, and integrate green building standards and transit-oriented infrastructure to improve sustainability.”

This strategy seeks to build housing blind to environmental limitations and utility constraints. Housing development must work within the confines of environmental limitations and utility constraints. This strategy should be revised to encourage housing development outside of environmentally sensitive lands and limit housing development to existing utility constraints, including housing development that is located on lands that can: support/promote reductions in greenhouse gas emissions (i.e. sustainable development), promote adoption of clean energy community planning (i.e. community solar), and advance/require utilization of clean energy technologies (i.e. energy efficiency, heat pumps, rooftop solar, utility-scale solar, electric vehicle charging, etc.)

### **Housing as a Catalyst for Economic Development – Priorities, page 26**

Housing as a Catalyst for Economic Development – Priorities states, “In areas where water, wastewater, and transportation infrastructure is available, allow for increased residential development densities as a consideration for providing required affordable housing set-asides.”

This text should be revised to recognize water and wastewater limitations. Suggested text “In areas where water and wastewater infrastructure is available and capacity remains....” Additionally, the Plan does not define what would be considered “increased residential development densities”. As written, that could be interpreted to mean one more unit per acre.

#### **Health and the Environment – Priorities, page 29**

Health and the Environment – Priorities states, “Communities across the State are increasingly vulnerable to climate change as coastal flooding, river flooding, and extreme heat have all become commonplace. Housing built in areas at higher flood risk should elevate systems, develop evacuation plans, and secure adequate building and flood insurance.”

Frenchtown has several areas within FEMA’s 100-year and 500 year flood zones as well as in the floodplain designated under NJDEP regulations. It is unclear if the last sentence of the above applies to new construction, additions, or certain types of renovations. New construction of homes within the areas designated by NJDEP regulations as within flood-prone areas should be discouraged.

#### **Coastal Areas and Riverine Corridors – Priorities, page 42**

Coastal Areas and Riverine Corridors – Priorities states, “Promote smart growth by implementing DEP floodplain regulations.”

It is unclear what is meant by this statement. Additional text should be provided to clarify how DEP floodplain regulations promote smart growth in developed towns.

#### **Natural and Water Resources Goal, page 43**

The Goals section states, “All levels of government, including regional planning agencies, should take actions to avoid, minimize, and mitigate site disturbance, tree removal, habitat fragmentation, impervious coverage, greenhouse gas emissions, invasive species, and the use of toxic building materials and ingredients; and prioritize natural and nature-based strategies and solutions. Continued development and preservation of local and regional systems of parks and preserved lands linked by trails, greenways, and public rights-of-way is necessary to protect the habitat and recovery of rare, threatened and endangered species, and protect native wildlife species.”

The Draft State Plan demands more housing development as one of its goals. However, it is unclear how a community can avoid site disturbance, tree removal and impervious coverage when building housing unless all housing construction is to take place on previously developed land. The Borough supports the above goal as written but encourages the State to reconsider and revise the goals and priorities listed for housing.

#### **Regional Planning and Areas of Critical State Concern, page 62**

The Draft State Development and Redevelopment Plan references that “Additional areas of critical concern should be considered in the future.” Among the areas to be considered is the Sourlands region.

The Hunterdon County Planning and Land Use Department has received resolutions of support requesting that the Sourlands region be designated as a Special Resource Area and Area of Critical State Concern from Lambertville City and East Amwell Township.

The Sourlands Conservancy has pointed out that the 90 square mile area that comprises the Sourlands Region supplies clean water for more than 800,000 residents in New Jersey and Pennsylvania. This region serves as an intensive carbon sink, due to the vast forest within the region. New Jersey has expressed an interest in supporting old growth forests and the carbon sequestration of these regions through the Forest Stewardship Task Force report of February 2023.

**State Plan Policy Map, Suburban Planning Area, page 72**

The Hunterdon County Planning and Land Use office has been made aware of one mapping change by Franklin Township. The area in the northern part of Franklin Township is designated as Planning Area 2. The municipality has requested that this area be designated as Planning Area 3.

**Implementation, page 83**

“Municipal planning in New Jersey is outdated. Many local governments lack resources to handle planning related procedures. Regional considerations should adhere to the goals outlined in the State Plan, which should be considered as the framework for decision-making. Regional considerations (regional master planning) help address inequitable municipal planning capabilities.”

Frenchtown takes exception with the above statement. The above statement should be deleted from the Draft State Plan or substantially revised. It appears the Draft State Plan suggests municipalities that lack resources be eliminated and governed/regulated at a regional level, rather than a local level. It is unclear how a municipality would be determined to “lack resources” and who would make the determination. Additionally, it is important to point out that state agencies and the State Planning Commission has not established any incentives for municipalities to undertake beneficial regional planning and, before proposing measures that might disregard the value of municipal planning, an incentive-based approach to promote regional planning should be established at the state level.