



**State of New Jersey**  
DEPARTMENT OF STATE  
NEW JERSEY STATE PLANNING COMMISSION  
P.O. BOX 820  
TRENTON, NEW JERSEY 08625-0820

PHILIP D. MURPHY  
*Governor*

LT. GOVERNOR TAHESHA L. WAY  
*SECRETARY OF STATE*

THOMAS K. WRIGHT  
*CHAIRMAN*

WALTER C. LANE  
*Acting Executive Director/Acting Secretary*

**State Planning Commission/Hunterdon County Negotiation Session**  
**July 10, 2025 – 9:00 a.m./July 23, 2025 – 9:00 a.m.**

**Zoom Video Conference**

**Meeting ID: 812 5198 8094**

**<https://us02web.zoom.us/j/81251988094>**

**AGENDA**

1. Welcome and Introductions
2. Purpose of Negotiation Session  
Walter Lane, Acting Executive Director
3. Public Participation during Negotiation Session  
Walter Lane, Acting Executive Director
4. Negotiation of County Cross Acceptance Response Items  
Appendix A
5. Negotiation of Statewide Policy Items  
Appendix B
6. Public Comment

### Appendix A: Hunterdon County Cross Acceptance Response Items

PSDRP GOAL/SECTION	PSDRP PAGE	CAR PAGE	DESCRIPTION	JURISDICTION	NOTES	AGREE/DISAGREE
Housing	23	NA: 1; Municipal CART: 16, 25	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.	County/Franklin Township/Frenchtown Borough	<b>County proposed revision:</b> 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	26	NA: 1-2; Municipal CART: 17, 25	<b>Housing as a Catalyst for Economic Development</b> – 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."	County/Franklin Township/Frenchtown Borough	<b>County proposed revision:</b> 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.	
Housing	29	NA: 2; Municipal CART: 26	<b>Health and the Environment</b> – 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.	County/Frenchtown Borough	It is unclear if this sentence 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.	
Climate Change	42	NA: 2; Municipal CART: 26	<b>Coastal Areas and Riverine Corridors</b> – Priorities states, "Promote smart growth by implementing DEP floodplain regulations."	County/Frenchtown Borough	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	43	NA: 2; Municipal CART: 26	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."	County/Frenchtown Borough	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.	
2024 Comprehensive Planning	62	NA: 2; Municipal CART: 3; 34-35	<b>Regional Planning and Areas of Critical State Concern</b> - 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.	County/East Amwell	East Amwell Township and Lambertville City have approved resolutions supporting the Sourlands Region becoming a Special Resource Area and Areas of Critical State Concern. The SPC has also received many written comments on this topic, including a letter from Senator Turner, regarding support for the designation.	
State Plan Policy Map	72	NA: 2-3; Municipal CART: 13, 21, 22	<b>Planning Area Change</b> - 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. Based on the interactive locator map, Franklin is within three Planning Areas. Metropolitan Planning Area (PAI) 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.	County/Franklin Township	The municipality has requested that this area be designated as Planning Area 3.	

Implementation	83	NA: 3; Municipal CART: 22, 26	<p>"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.</p>	Franklin Township/Frenchtown Borough	<p>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. 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?</p>	
State Plan Policy Map		Municipal CART: 20	<p>A majority of the Township is within either PA4B or PAS, 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.</p>	Franklin Township	<p>The Draft State Plan should be amended to provide Housing goals and priorities that fit within the PA4B and PAS designations.</p>	

## Appendix B: Statewide Policy Issues

PSDRP GOAL/SECTION	PSDRP PAGE	DESCRIPTION	JURISDICTION	AGREE/DISAGREE
General		Add definitions requested from public comment to glossary	State	
General		Formatting of document will be done for revised draft final	State	
General		Clarifying language requested from public comment will be added to revised draft final	State	
Pollution and Environmental Cleanup	48	Waste Management and Recycling: add language on illegal dumping	State	
Comprehensive Planning	61	Remove the term "Areas of Critical State Concern" and incorporate concepts into a revised Special Resource Area definition and policy.	State	
Comprehensive Planning	62	Recognize the following as Special Resource Areas: The Delaware Water Gap National Recreation Area, The Skylands Region, The Sourland Mountain Region, The Great Swamp, Peter J. Barnes III Wildlife Preserve, and Rancocas Creek.	State	
Comprehensive Planning	62	Special Resource areas be mapped on the State Plan Policy Map.	State	
Comprehensive Planning		Plan Endorsement: The process of pursuing Plan Endorsement/Center Designation by a municipality and the benefits for receiving endorsement are not balanced.	State	
State Plan Policy Map		Planning Areas: remove adjacency criteria.	State	
State Plan Policy Map		Planning Areas: remove land greater than 1 sq. mile criteria.	State	
State Plan Policy Map	77	Designate Parks, Open Space, and Natural Areas as an official Planning Area	State	
State Plan Policy Map		Create a new Planning Area that reflects developed areas that are subject to current and future climate risk.	State	
State Plan Policy Map		Create a new Planning Area that recognizes a Rural Planning Area (PA4) that has development.	State	
State Plan Policy Map	78	Centers: Addition/reintroduction of Cores within Centers	State	
State Plan Policy Map	78	Centers: Revise the definition of Center.	State	
State Plan Policy Map/Comprehensive Planning	78	Centers/Plan Endorsement: Remove Center Designation expirations	State	
State Plan Policy Map	78	The State Plan should include a list of identified Centers	State	
State Plan Policy Map	76	Critical Environmental Site: if the land greater than 1 sq. mile criteria is removed that CESs should become critical environmental areas.	State	
State Plan Policy Map	76	Separate Critical Environmental Site and Historical Cultural Site (HCS)	State	
Implementation		Implement the State Plan as a guide.	State	
Implementation		Strengthen language regarding coordination between the State Plan, State Agencies, and municipalities/Counties.	State	