

## Avichal, Lisa [DOS]

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**From:** Delcy, Regine <rdelcy@mercercounty.org>  
**Sent:** Wednesday, June 11, 2025 3:53 PM  
**To:** Lane, Walter [DOS]; Avichal, Lisa [DOS]  
**Cc:** Connolly, Maria; Yowe, Benson; Michael Davis  
**Subject:** [EXTERNAL] RE: Mercer County's Draft Cross Acceptance Response  
**Attachments:** Mercer County Cross Acceptance Response\_ 6.10.25.pdf

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Hello Walter and Lisa,

The Mercer County Commissioners approved the transmission of the County Cart at the June 10, 2025, Meeting. I've attached the final cart here. It will take up to a month for me to receive the final approved resolution with the appropriate signatures. As soon as I receive it, I will send it to you. There were no changes to the document, only some discussion about official flood maps being included in the state plan. Please let me know if you have any questions.

Best,

Regine



**Regine Delcy, PP, AICP**

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**From:** Delcy, Regine  
**Sent:** Friday, May 30, 2025 9:57 AM  
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**Cc:** Connolly, Maria <[mconnolly@mercercounty.org](mailto:mconnolly@mercercounty.org)>; Yowe, Benson <[byowe@mercercounty.org](mailto:byowe@mercercounty.org)>; Michael Davis <[mdavis@hgapa.com](mailto:mdavis@hgapa.com)>  
**Subject:** Mercer County's Draft Cross Acceptance Response

Hello Walter and Lisa,

Attached is Mercer County's Draft Cross Acceptance Response and Negotiation Agenda. This was presented and discussed publicly at our May 14<sup>th</sup> Planning Board Meeting and there were no substantial changes. We



Mercer County, New Jersey

# Mercer County Preliminary New Jersey State Development and Redevelopment Cross-Acceptance Response

6-18-2025

## MERCER COUNTY CROSS-ACCEPTANCE RESPONSE

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# MERCER COUNTY CROSS-ACCEPTANCE RESPONSE

## Overview

This Mercer County Cross-Acceptance Response is the culmination of work in support of the New Jersey State Development and Redevelopment Plan (State Plan) Cross-Acceptance Process. This report was developed on behalf of Mercer County by the consultant team of Heyer, Gruel & Associates and Michael Baker International, Inc., which were hired by Delaware Valley Regional Planning Commission.

This Mercer County Cross-Acceptance Response compiled county and municipal input from meetings, plan consistency review, and survey responses from January through April 2025, including agreements and disagreements with the State Plan, concerns with mapping protocols, if noted, and description of how State Plan maps fit with municipal Development Plans. This report includes a Cross-Acceptance Response for the following local governments:

1. Mercer County
2. East Windsor Township
3. Ewing Township
4. Hamilton Township
5. Hightstown Borough
6. Hopewell Borough
7. Hopewell Township
8. Lawrence Township
9. Pennington Borough
10. Municipality of Princeton
11. Robbinsville Township
12. City of Trenton
13. West Windsor Township

## Process Summary

All 12 municipalities within Mercer County and Mercer County were invited to participate in the Cross-Acceptance Process, with the following opportunities for participation.

### 1. Meetings and Public Outreach

- Mercer County offered a virtual Cross-Acceptance Kick-Off Meeting with municipal representatives on October 4, 2024.
- Mercer County and the New Jersey Office of Planning Advocacy held a joint Public Meeting to present the Preliminary Draft of the New Jersey State Development and Redevelopment Plan on February 18, 2025.
- Mercer County created a webpage dedicated to the State Plan Update to share information and receive public feedback:  
<https://www.mercercounty.org/departments/state-plan-development-and-redevelopment-plan>.





## MERCER COUNTY CROSS-ACCEPTANCE RESPONSE

- Mercer County offered a second virtual Cross-Acceptance Meeting with municipal representatives on February 28, 2024.
- Mercer County held individual working meetings as requested by municipalities throughout the process.

### 2. Cross-Acceptance Response Template (CART) Survey

- The consultant team converted Appendix A.2 from the Office of Planning Advocacy's 2024 Cross-Acceptance Manual into an online survey, hosted on Survey123, and a Microsoft Word document.
- A how-to guide was included for survey respondents, based on the Office of Planning Advocacy's 2024 Cross-Acceptance Manual instruction.
- Mercer County provided additional instructions on how to provide survey feedback at the Municipal Meetings.

### 3. State Plan Policy Map Mapping Feedback Survey

- The State Plan Policy Map was used as a basis to solicit mapping feedback via an online survey, hosted by Survey123.
- The Office of Planning Advocacy created an instructional video on how to utilize Survey123 to provide mapping feedback.
- Mercer County provided additional instruction on how to provide mapping feedback at the Municipal Meetings.

## Consistency with the Preliminary Draft of the New Jersey State Development and Redevelopment Plan

A total of 12 out of 12 municipalities submitted a CART Survey. Mercer County also submitted a CART Survey. Mercer County and the following 6 municipalities submitted feedback on the State Plan Policy Map:

1. Ewing Township
2. Hopewell Township
3. Municipality of Princeton
4. Robbinsville Township
5. City of Trenton
6. West Windsor Township

Mercer County and all its municipalities confirmed their consistency with the 10 goals of the Preliminary Draft of the New Jersey State Development and Redevelopment Plan (Preliminary State Plan), except for the City of Trenton, that remained silent on the matter. Below is a summary of items to be negotiated with the State Planning Commission and Office of Planning Advocacy. For more details on the negotiation items, please see the individual County and Municipal Cross Acceptance Responses:

### Mercer County



## MERCER COUNTY CROSS-ACCEPTANCE RESPONSE

- The Preliminary State Plan does not make any reference to Wastewater Management Plans, or the entities that maintain them: Designated Planning Agencies (DPAs).
- The State Plan Planning Areas should include all of the preserved open space in Mercer County.

### **East Windsor Township**

- The development statements of the state plan should include text that make specific reference to the need to balance statewide objectives with local municipalities master plan goals and objectives.
- State planning goals should promote development that seeks to balance the needs for residential development with a supply of indoor and outdoor recreation development to ensure infill or new greenfield development includes development of these resources.
- A “one size fits all” approach by the plan or the legislature enacting regulations not requiring parking on site, should be based upon specific statistical information to inform the decision process.
- The issue of accessory dwelling units throughout the state should not be a “one size fits all” approach.

### **Ewing Township**

- Lack of State support for Center Development.
- Anything inside of the I-295 corridor should not be designated a PA2 - Suburban.
- The center boundary for West Trenton is not accurate.
- State agencies need to align their plans with the state plan.

### **Hightstown Borough**

- The Preliminary State Plan lacks the nuance previously seen in State Plans, where small yet dense municipalities could be designated as Town Centers.
- The state plan should provide more specific recommendations for how to drive revitalization in the hundreds of smaller towns within PA2 where supporting infrastructure is already in place.
- The Preliminary State Plan contains several strong recommendations on regional planning priorities that require collaboration across local governmental jurisdictions; but makes no suggestion for new policies or enforcement.

### **Hopewell Township**

- The Preliminary State Plan policies and land capability mapping correlate well with local planning and zoning, except in several areas where existing farmland is in growth-oriented planning areas.
- Planning Areas 2 and 3 occupy nearly 11,000 acres of Hopewell Township with substantial farmlands interspersed. Inclusion in PA4 or PA5 would better protect these areas.



## MERCER COUNTY CROSS-ACCEPTANCE RESPONSE

### Pennington Borough

- Stormwater management on a regional basis (establishment of a stormwater utility for the entire watershed to properly assess infrastructure costs to those creating the runoff).
- The State Plan needs to emphasize smart, sustainable growth with equitable housing solutions for middle-income residents.

### Princeton

- The State Plan map shows a portion of land between Rt. 206 East to Bunn Drive classified as PA-3. Princeton believes a PA-2 designation is more fitting due to commercial offerings and residential density in that region. We would further ask that this PA-2 change connect the two existing PA-1 mapped areas, as proposed in the Mapping Feedback Survey.
- The assertion that Princeton gained at least 5,000 jobs between 2010 and 2020 seems unlikely.

### West Windsor Township

- Slight adjustments are required to:
  - a. place recently approved and under-construction multifamily developments in PA- 2;
  - b. place existing farmland in PA-4;
  - c. place existing residential developments in PA-2.
- The Township does not support any statewide legislation which would automatically permit accessory apartments or home- based businesses.



## **Mercer County Cross-Acceptance Response**

### **Respondent Identification:**

Name and Title: Regine Delcy, AICP/PP, Principal Planner

Email Address: [Rdelcy@mercercounty.org](mailto:Rdelcy@mercercounty.org)

### **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 Elements:
  - Framework: Adopted September 8, 2010, Amended May 2016
  - Mobility Element: Adopted September 8, 2010, Amended May 2016. Element is currently being updated
  - Farmland Preservation Element: August 11, 2021
  - Historic Preservation Element: Adopted June, 12, 2002, Readopted in its entirety September 8, 2010
  - Open Space Element: Adopted August 11, 2021
  - Bicycle Plan: Adopted March 2020
- Sustainability Element: in development
- Recreation and Open Space Inventory (ROSI): 12/1/2022
- Farmland Preservation/Agricultural Retention Plan: 8/11/2021
- Wastewater Management Plan: 10/9/2013

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

The County's Master Plan Framework, Master Plan Elements and Wastewater Management Plan align with the proposed ten goals in the Preliminary Plan. The Mercer County Master Plan considers the County through three interrelated regional systems: Economy, Transportation and Environment. The interdependencies of the systems are balanced through the County's Master Plan elements to help the County achieve sustainable development. Specific policy objectives in the Mercer County Master Plan Framework that align with the goals in the Preliminary State Plan include:

- Promote appropriate location and design of new development with opportunities for transit, regional equity and preservation
- Provide infrastructure and other incentives that promote growth where appropriate
- Promote housing choices that meet the region's needs
- Direct growth to transit corridors and centers
- Promote compact design, walkable and mixed-use centers, that



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- support transit
  - Match jobs to housing to reduce long auto commutes to work
  - Promote strategic capacity expansion to support compact development and multimodal options
  - Promote access management to enhance safety and capacity
  - Promote land use patterns that limit stormwater runoff and increase green infrastructure
  - Promote redevelopment
  - Protect stream corridors
  - Prioritize open space acquisition to protect environmentally sensitive areas, complete greenway networks, support compact development, and provide recreation opportunities to underserved populations
- 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 County's Master Plan documents are consistent with the State Plan.
- 4. How well do the designated State Planning Areas (pages 71-76) suit the current and future development of your municipality and/or county?** See municipal cross-acceptance responses.

## Section 2: Agreements and Disagreements with The Preliminary State Plan

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

The Preliminary State Development and Redevelopment plan does not make any reference to Wastewater Management Plans, or the entities that maintain them: Designated Planning Agencies (DPAs). Below, please find recommendations for addressing this lack:

- This State Plan needs a clear statement indicating the best mechanisms through which the interplay of its wastewater and water quality priorities is navigated – especially in rural or suburban spaces with poor soils and/or high-water tables, and outdated septic systems on small lots. The priorities can be read such that nuanced approaches can be taken to provide sound wastewater management without overdeveloping rural/suburban communities but does not explain how this should be accomplished. The best way for this to be managed is by a closer working relationship between DEP and the DPAs, with an emphasis on the ability of the more locally knowledgeable entity, the DPA, to handle these nuances on a case-by-case basis. Too often, the State is uneasy to decide when municipalities are not in agreement and is unwilling to adopt amendments to a WMP which have been approved



## MERCER COUNTY CROSS-ACCEPTANCE RESPONSE

by a DPA, out of what seems like a focus on local politics rather than the environmental priorities expressed in this draft document.

- Another item missing from Preliminary State Development and Redevelopment plan is a clear description of how dynamically updated Landscape Project (LP) data on Threatened and Endangered Species relates to adopted Sewer Service Areas (SSA). Currently, when a new LP dataset is produced, at seemingly random intervals, DPAs are asked to remove all LP areas ranked 3,4 or 5 from SSA, whether they were previously adopted into SSA or not. The better approach is to have DPAs address the intersection of adopted SSA with all *newly* assigned LP 3,4,5 areas at the time of a WMP update, and to have a clearer communication of what data will be used in a WMP update at the beginning of a DPA's work on a WMP update, before time and resources have been spent on developing the WMP update.

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

Although the County's current Mobility Element aligns with the Preliminary Development and Redevelopment Plan goals, the updated plan will remain consistent. Furthermore, while sustainability is a theme in all the County Master Plan documents, the County is currently drafting a County-wide Sustainability Element to formalize the County's commitment to sustainable practices.

**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.** Please see question 1.

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

The County focuses on expanding our existing county-owned open spaces and targeting those areas highlighted in our Open Space Element and our Farmland Preservation Element. All of the preserved open space in Mercer County should be reflected in the State Plan Planning Areas. Please see the [Mercer County Master Plan Farmland Preservation Element](#) and [Mercer County Master Plan Open Space Element](#)

Finally, the County's support of The Sourlands Conservancy (formerly the Sourlands Regional Planning Council) to create a Sourlands Special Resource Area that would encompass part of northern Hopewell Township in Mercer County as well as municipalities in adjacent Hunterdon and Somerset Counties is documented in the



## MERCER COUNTY CROSS-ACCEPTANCE RESPONSE

Farmland Preservation Element.

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

☒ Open Space Plan

☒ Open Space Tax

☐ Other

**6. Is the municipality a member of Sustainable Jersey? No**

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

Sustainable Jersey does not currently have a program for Counties. The County has participated in the Mercer County Sustainability Coalition, an alliance of the Green Teams and sustainability organizations in Mercer County.

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

- 1) Encourage coordination with and among our municipalities for more effective regional planning to increase development density where infrastructure already exists.
- 2) Preserve undeveloped open space and farmland and support the continued viability of historic resources within the County.
- 3) Provide complete streets, multimodal and transit resources across all municipalities to enable sustainable access to everyday needs.

**8. Additional comments:**



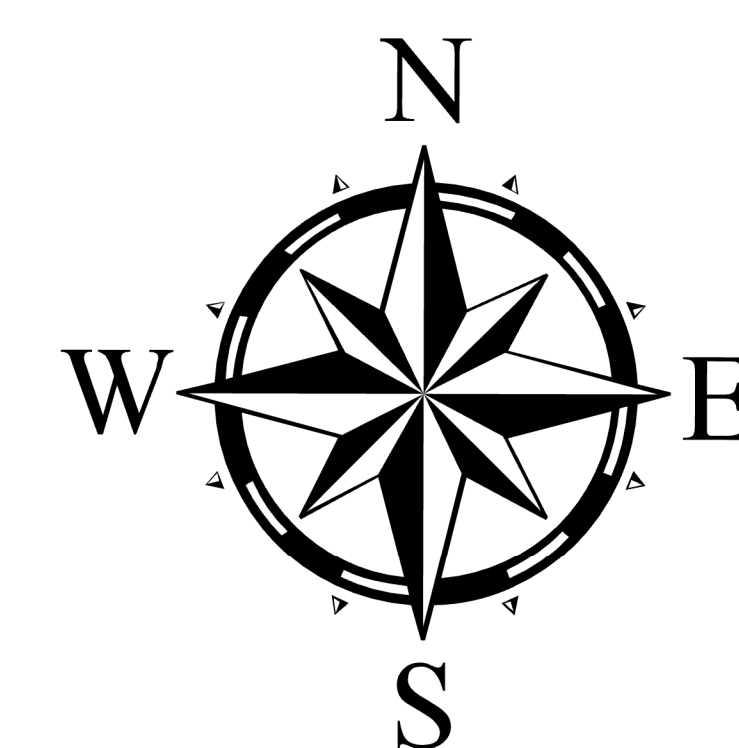
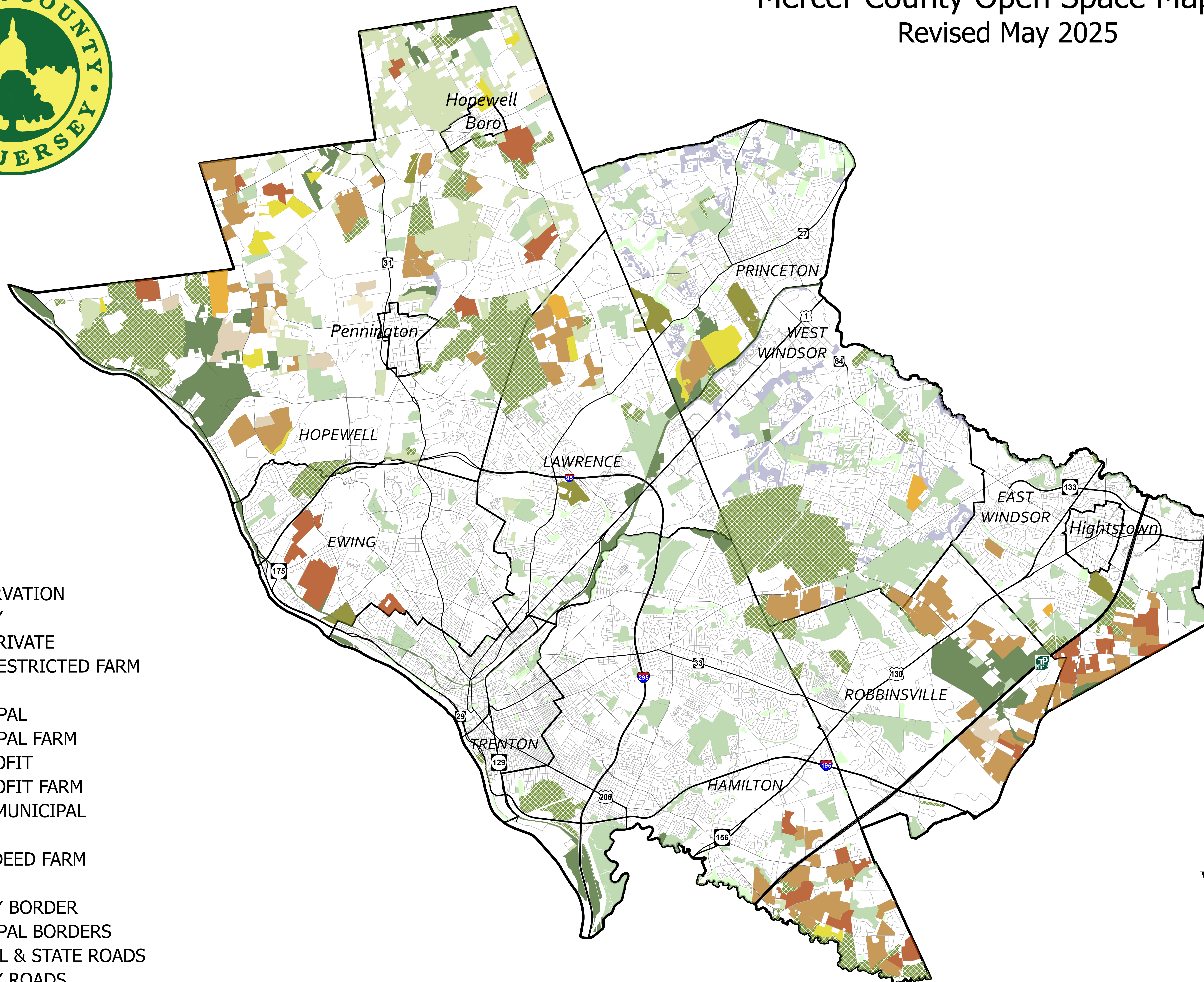




# Mercer County Open Space Map

Revised May 2025

- CONSERVATION
- COUNTY
- DEED PRIVATE
- DEED RESTRICTED FARM
- GOLF
- MUNICIPAL
- MUNICIPAL FARM
- NONPROFIT
- NONPROFIT FARM
- SMALL MUNICIPAL
- STATE
- STATE DEED FARM
- OTHER
- COUNTY BORDER
- MUNICIPAL BORDERS
- FEDERAL & STATE ROADS
- COUNTY ROADS
- LOCAL ROADS



0 1.5 3 6 Miles



## East Windsor Township Cross-Acceptance Response

### Respondent Identification:

Name and Title: Ed Snieckus, Jr, Principal Planner, Burgis Associates

Email Address: es@burgis.com

### 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: 10/4/1993
- Master Plan Reexamination Report(s): 7/18/2022
- Official Map pursuant to N.J.S.A. 55D-32
- Land use map: 10/4/1993
- Zoning Ordinance and other land development standards: 12/1/2024
- Zoning map and schedule: 2/3/2017
- Redevelopment Plans: 8/2/2022
- Approved Housing Element and Fair Share Plans: 11/10/2017
- Recreation and Open Space Inventory (ROSI): 12/1/2023
- Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL): 8/2/2022
- Resource protection ordinances: 12/1/2024
- Farmland Preservation/Agricultural Retention Plan: 10/23/2024
- Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan): 12/1/2024

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

The East Windsor Master Plan goals and objectives are significantly consistent with the state plan draft goals. Specifically, the related goals include the following

- Development policies that benefit all residents, economic development that seeks to be sustainable and encourage development and improvement of industrial and commercial land uses which will expand local job opportunities and produce a stable and balanced economic base.
- The goals promote an adequate supply of housing that meets the diverse and shared needs of all New Jersey residents, regardless of income levels.



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- The goals promoting responsible redevelopment of existing assets where they promote the overall goals and objectives of the Township.
- The Township plans support sustainable growth and reinvest in the resiliency of communities threatened by a changing climate.
- Promote continuation of farming as part of an agriculture-related economic base.
- Protect environmentally sensitive areas and ensure compatible balance between environmental and economic concerns as well as providing for adequate recreation and public facilities to accommodate existing and future residents.
- Preserve, to the extent practical and feasible, environmentally sensitive areas, major vistas and other aesthetic attributes of the township.

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

The Township's overall planning goals are consistent with the state plans although are more specific to the Township's needs and visions for their community.

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

- While the state plan planning areas are generally consistent with the areas of existing development and planned growth by the Township, the limits are in many places not aligning with the established limits of development as may be indicated by the land use and land cover data available.
- The various planning areas should be updated with the state database of established open space and recreation areas to plan the appropriate connections and to safeguard these important planning areas for the municipalities residents.

## Section 2: Agreements and Disagreements with The Preliminary State Plan

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

- The state plan includes goals to protect environmentally sensitive areas, although the broad statements regarding encouraging development and redevelopment in the various planning areas, should include a specific caveat that these goals have broad intentions for the areas designated and that they are subject to the specific environmental limitations of stream, riparian, wetland and floodplain



## MERCER COUNTY CROSS-ACCEPTANCE RESPONSE

limitations as well as important groundwater recharge areas for the continued recharge of aquifers. In addition, the development statements of the state plan should include text that make specific reference to the need to balance statewide objectives with local municipalities master plan goals and objectives.

- State planning goals should also promote development that seeks to balance the needs for residential development with a supply of indoor and outdoor recreation development to ensure infill or new greenfield development includes development of these resources.
- While the state plan promotion of mass transit opportunities statewide is generally appropriate, a “one size fits all” approach by the plan or the legislature enacting regulations not requiring parking on site, should be based upon specific statistical information to inform the decision process. The enactment of binding statewide regulations without this analysis or the promoting of a “one size fits all” for proximity to mass transit without an analysis of the practicality of the use of such facilities, can be extremely impactful despite their intentions. Such regulations can create impacts on a location due to geographic limits or other location specific limitations. A location may not have close accessibility to goods and services and may not be practical to use mass transit opportunities to get to such services. This location specific limitation in some cases necessitates the need for a vehicle to access goods and services. The wholesale removal of parking needs close to transit may work in some urban locations they will not work in some more suburban and rural locations.
- The issue of accessory dwelling units throughout the state should not be a “one size fits all” approach instead they should be subject to local planning. The state should continue to recognize the benefits of municipal level land use planning in understanding and applying the knowledge of their context in permitting such regulations. In addition, the promotion of such infill development needs to be factored into the impacts of a changing climate that is recognized in the state plan. Exempting greater impervious surfaces will cumulatively create greater runoff which can exacerbate flooding.

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

Municipal master plans and related elements will be periodically updated to address contemporary needs, and the related goals of the state plan will be reviewed and considered on balance with local conditions.

**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**



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**programs that would enhance State Plan implementation at all levels of government.**

In addition to those stated above, further streamlining of minor application to the NJDEP is recommended.

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

It is recommended the state consider limiting development adjacent to flood prone areas including those that may be on the fringe of floodplain areas in consideration of the predicted greater impacts due to climate change.

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

☒ Open Space Plan

☐ Open Space Tax

☐ Other

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

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

While all the Township's goals are important and it is difficult to distill them to just three, following are offered as the most important in consideration of contemporary needs:

- 1) To unify the township through coordinated open space, facilities and service needs by channeling new growth to infill areas containing infrastructure capacity, so that it functions physically, socially and economically as a homogeneous community rather than as random assemblage of large-scale developments.
- 2) To recognize water supply and wastewater disposal as limited resources that must not be overburdened.
- 3) Provide for a balance among residential, industrial and commercial land uses as outlined in the Township Land Use Plan.
- 4) Encourage development of a township wide open space network which connects local parks and portions of environmentally sensitive areas with walkways or bicycle paths within easy access to residents, or through the preservation of open space providing habitat for wildlife without pedestrian or bicycle access. Connection to an between such



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improvements shall be required of future developments where deemed appropriate.

### 8. **Additional comments:**



## Ewing Township Cross-Acceptance Response

### Respondent Identification:

Name and Title: Charles Latini, AICP/PP, Township Planner

Email: cwl@latinigleitz.com

## Section 1: Consistency with the Preliminary State Plan

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

- Parkway Avenue redevelopment plan: October 2022
- Towns Center Redevelopment Plan: June 2023
- Re-examination report of the master plan: March 2025
- Master plan: February 2006
- Lexington Parkway redevelopment plan: July 2024
- Olden Avenue Redevelopment Plan: September 2022
- NRI: 2016
- Fair Share Housing Plan: September 2023
- ERI: 2005
- Tax Maps: 2017

### 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.

Comments in order of goals listed:

- 1) Mercer County and Ewing Township have been a leader in this regard.
- 2) Ewing has worked to accomplish this. Many other towns in the County have not.
- 3) Ewing and County have invested in their roads for all modes of transportation. Funding lags behind vision.
- 4) Well on our way although more can be done along and within our Capital City Trenton
- 5) Climate Change we all need to do better in adaptation
- 6) As a County we've done well preserving land but mostly in more rural/suburbs
- 7) We lag in the regard. I would like to see County, towns partner with private sector aggressively
- 8) Same. We lag in the regard
- 9) The County has done a great job providing resources to Ewing Township to support underserved sections of the Township from an infrastructure standpoint. Housing support remains in great need.
- 10) 10 NJ has an F in this category. The Governor's EO4 was an abysmal failure.



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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?**

It's the State that needs to catch up to Ewing and the County. From an overabundance of underperforming state property and the lack of coordination in planning of, to infrastructure, the State is absent. We've ceased asking for assistance.

The Township has been aggressive in pursuit of implementation of it Center without a single thread of State support.

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

Fairly well, although I would not classify anything inside of the I-295 corridor as PA2 - Suburban. Additionally the Center boundary for West Trenton is not accurate. We need to tighten it up and remove a preserved farm (with exception to immediately adjacent to the WT train station) from the center boundary. The Township has been aggressive in pursuit of implementation of it Center without a single thread of State support, the boundary should be adjusted.

## 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.**

State agencies need to align their plans with the state plan. Their request for us to be consistent, and to align with their goals is disingenuous. Agencies continue to write rules and fun programs outside of the confines of a comprehensive plan. If the state does not alliance resources then what is the purpose of a State Plan?

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

We need to do better at planning and improving our parks and open spaces. Otherwise, we will keep implementing the State Plan without the support of the State.

- 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.**

- DOS - All Agencies should have a functioning Planning Division that all program need to coordinate through. The Planning Divisions should report up to an Office of State Planning that coordinates State Plan implication
- NJDEP - flexibility in the application of its regulations needs to occur in urban areas. Economic growth objectives need to be prioritized, although the environment does in fact need to be adequately addressed for the needs of the natural environment and the people. Urban parks and environmental restoration



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also need to be prioritized. Funding should be focused on areas where people live. Other areas of the state that require preservation and conservation should be prioritized through stricter regulations.

- NJTRANSIT - A world class system needs world class subsidy.
- EDA - Planning should actually direct where they invest money.
- NJDCA - Code administration has been a nightmare the local level. NJ's affordability crisis begins with construction costs

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

Mercer County Transfer Station / former incinerator - environmental cleanup  
Confluence of the West Branch and Main Branch of the Shabakunk Creek - State property. Flood control, water quality restoration, and economic development.

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

☒ Open Space Plan (Open Space and Recreation Element of the Master Plan)

☐ Open Space Tax

☐ Other

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

**If you answered 'No' to the above question, what are reasons for not participating in Sustainable Jersey? Does the municipality have other environmental groups, such as an Environmental Commission or Green Team?**

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

Complete the transformation of the Town Center into a vibrant mixed-use community  
Housing Rehabilitation  
Parks, Open Space and Public Spaces planning and improvement

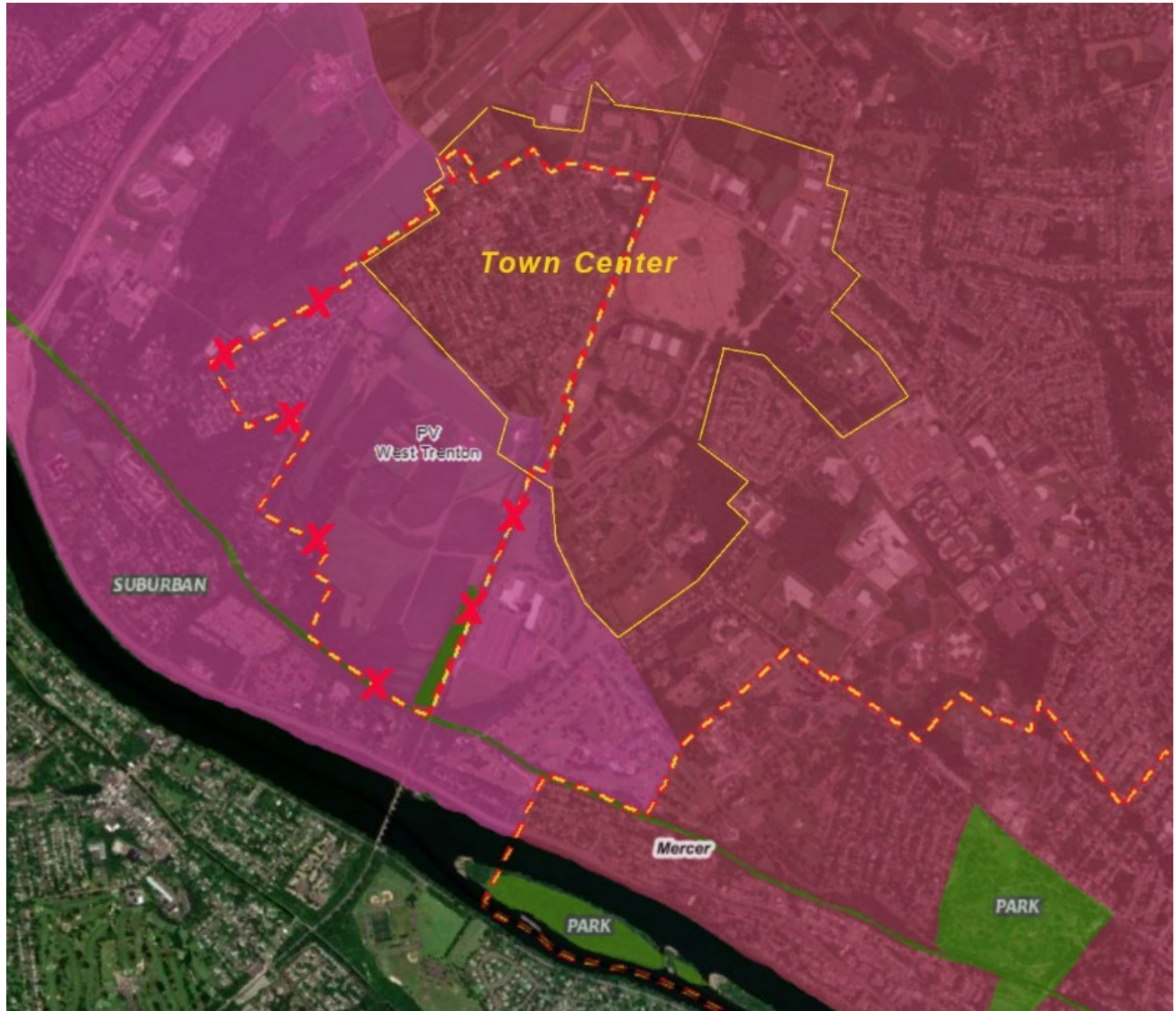
**8. Additional Comments:**

Below is the Center boundary. I am unsure how that boundary in the Preliminary Plan was drawn, but it was never contemplated to be implemented in that manner.





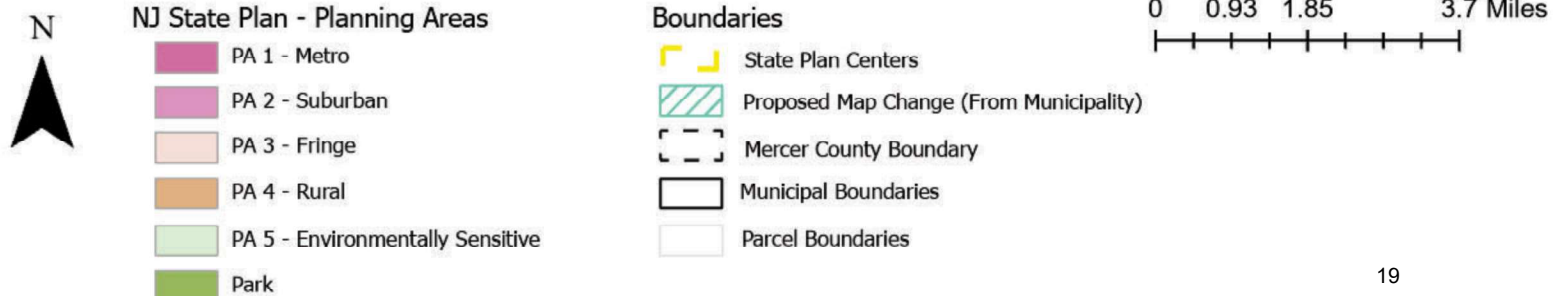
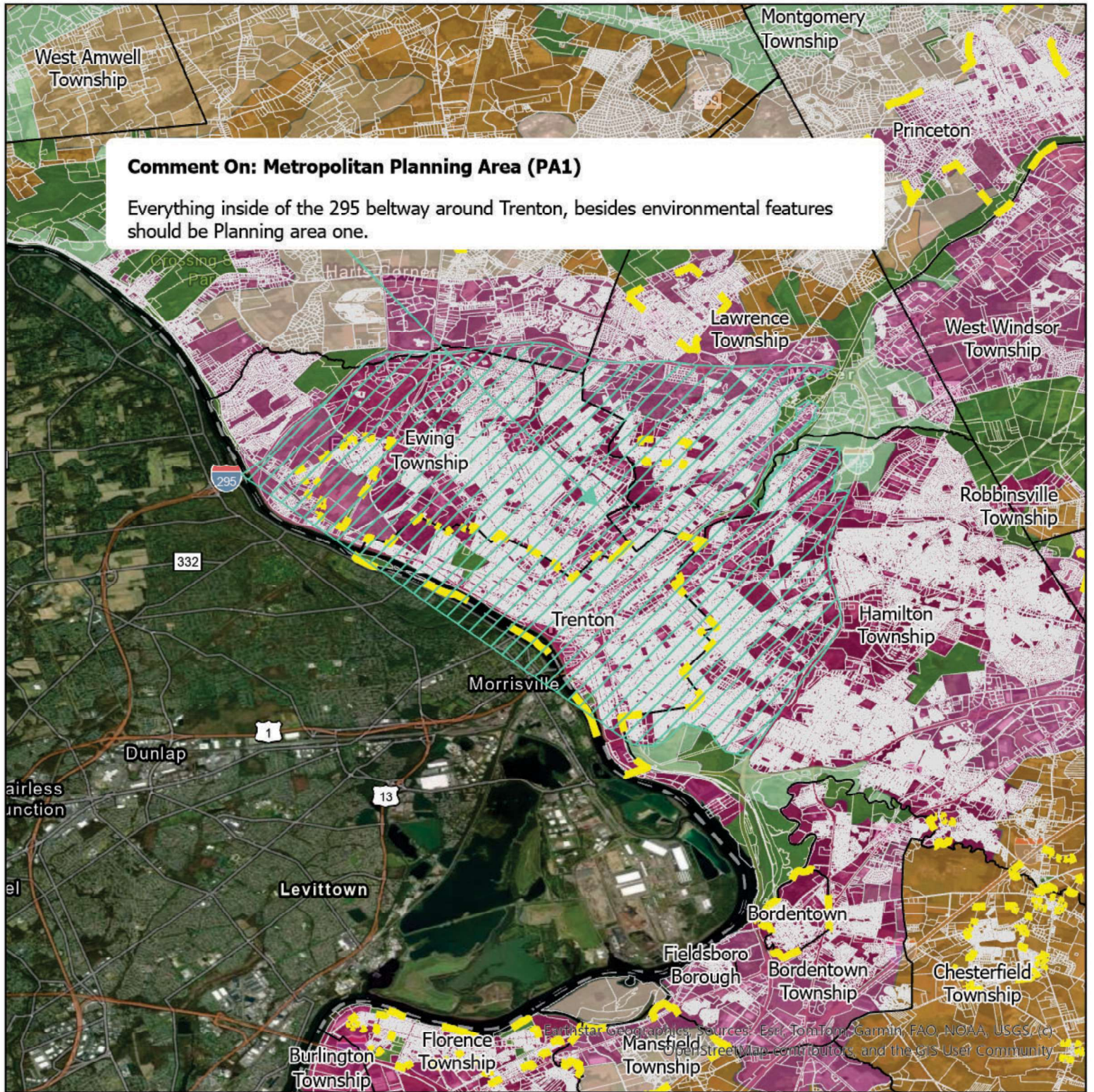
## MERCER COUNTY CROSS-ACCEPTANCE RESPONSE





# State Plan Policy Map

## Ewing Township, Mercer County





# State Plan Policy Map

## Ewing Township, Mercer County

### Comment On: Environmentally Sensitive Planning Area (PA5)

The confluence of the main and the West branch of the Shabakunk creeks are significant tributary's to the Assunpink system which are all both environmentally challenged and flood prone. Working with the municipalities of Lawrence and Trenton we can clean up these waterways and increase flood storage.



#### NJ State Plan - Planning Areas

- PA 1 - Metro
- PA 2 - Suburban
- Park

#### Boundaries

- State Plan Centers
- Proposed Map Change (From Municipality)
- Municipal Boundaries
- Parcel Boundaries

0 0.13 0.25 0.5 Miles

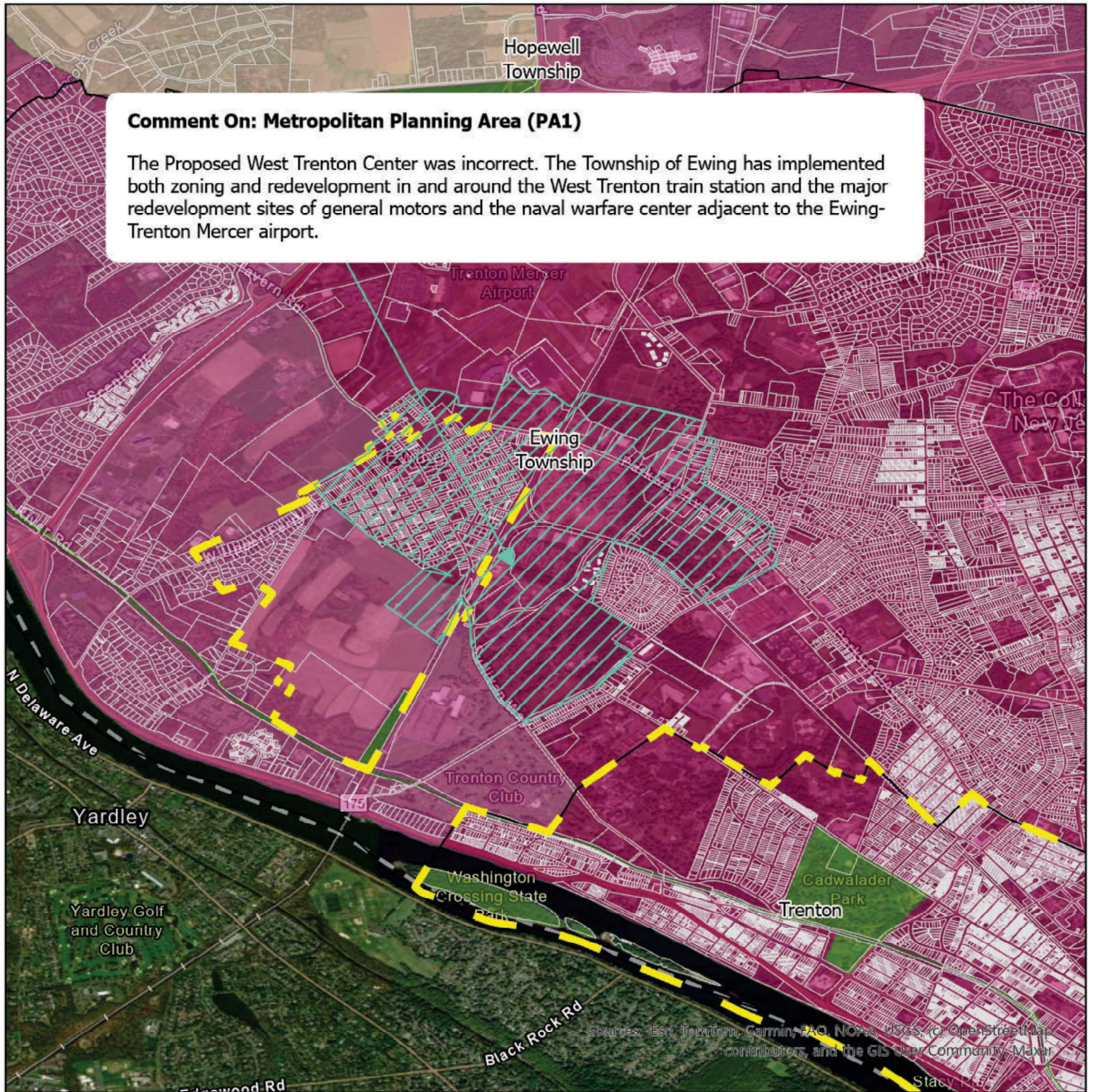


# State Plan Policy Map

## Ewing Township, Mercer County

### Comment On: Metropolitan Planning Area (PA1)

The Proposed West Trenton Center was incorrect. The Township of Ewing has implemented both zoning and redevelopment in and around the West Trenton train station and the major redevelopment sites of general motors and the naval warfare center adjacent to the Ewing-Trenton Mercer airport.



Sources: Esri, DeLorme, Garmin, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Maxar



### NJ State Plan - Planning Areas

- PA 1 - Metro
- PA 2 - Suburban
- Park

### Boundaries

- State Plan Centers
- Proposed Map Change (From Municipality)
- Mercer County Boundary
- Municipal Boundaries
- Parcel Boundaries

0 0.23 0.47 0.94 Miles



## MERCER COUNTY CROSS-ACCEPTANCE RESPONSE

### Hamilton Township Cross-Acceptance Response

#### Respondent Identification:

Name and Title: Robert C Poppert, PP/AICP, Township Planner

Email: [rpoppert@hamiltonnj.com](mailto:rpoppert@hamiltonnj.com)

#### 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 – Hamilton Township Master Plan: June 16, 2011
- Master Plan Reexamination Report(s): Amended Mater Plan Reexamination Report December 9, 2021, amended March 24, 2022.
- Zoning Ordinance and other land development standards – Land Development Code: codified 1979 and revised as needed thereafter
- Zoning map and schedule Last amended: December 8, 2023
- Approved Housing Element and Fair Share Plans: 2019 Amended Third Round HEFSP with appendices
- Natural Resource Inventory Hamilton Township ERI: December 2024
- Recreation and Open Space Inventory (ROSI): 2021 Township of Hamilton Open Space and Recreation Plan
- Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL) – Most recent plan is Redevelopment Plan for Patterson Avenue Landfill: October 6, 2020

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

Economic Development - as a whole we align with the objective of the state plan. We do have a greatly diverse community and look to create and fill jobs at all levels across the Township.

Housing - While our zoning codes do not match up with all of the goals of the State plan, we do recognize the need for all housing types, mainly affordable units. As we wrap up our Third-Round obligations, we and hard at work to formulize our Fourth-Round obligations.

Revitalization - in recent years we are experiencing more redevelopment of older underutilized buildings throughout the Township, creating new and exciting uses for



## MERCER COUNTY CROSS-ACCEPTANCE RESPONSE

housing and new commercial development.

3. **If inconsistent, how will the municipality or county become more aligned with the State goals and how will this be achieved? What is the predicted timeframe for greater consistency?**
4. **How well do the designated State Planning Areas suit the current and future development of your municipality and/or county?**

No changes necessary for Hamilton

### Section 2: Agreements and Disagreements with the Preliminary State Plan

1. **Provide a detailed discussion of any issues or recommendations to The Preliminary State Plan in order to better meet local needs.**
2. **Provide a detailed explanation of how municipal and county plans will be modified in order to create a greater degree of consistency.**

Will need to review State/Municipal goals and objectives before any change is made to align Hamilton with State 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.**
4. **Identify areas to be protected and areas where sprawl (low density auto-dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.**

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

☒ Open Space Plan

☐ Open Space Tax

☐ Other

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

**If you answered 'No' to the above question, what are reasons for not participating in Sustainable Jersey? Does the municipality have other environmental groups, such as an Environmental Commission or Green Team?**



## MERCER COUNTY CROSS-ACCEPTANCE RESPONSE

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

Affordable Housing  
Redevelopment/Economic Development  
Transportation/Traffic

**8. Additional Comments:**



## Hightstown Borough Cross-Acceptance Response

### Respondent Identification:

Name / Title: Beverly Asselstine, Chair, Hightstown Planning Board

Email Address: [baamjc@aol.com](mailto:baamjc@aol.com)

### 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: 10/13/1998
- Master Plan Reexamination Report(s): 11/12/2024
- Official Map pursuant to N.J.S.A. 55D-32: 12/31/2024
- Land use map :11/12/2024
- Zoning Ordinance and other land development standards: 12/18/2024
- Zoning map and schedule: 6/1/2020
- Redevelopment Plans: 7/31/2006
- Approved Housing Element and Fair Share Plans: 4/10/2023
- Natural Resource Inventory: 6/11/2012
- Recreation and Open Space Inventory (ROSI): 5/7/2018
- Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL): 7/31/2006
- Resource protection ordinances: 2/5/2024
- Stormwater Management Plan: 11/12/2024
- Route 33 Corridor Study and Amendment: 8/12/2013
- Downtown Hightstown Design Standards: 2/13/2017
- Mobility Master Plan: 1/11/2021
- Redevelopment Area Circulation Study: 12/13/2021
- Greenways Plan: 10/13/1998
- Cultural Arts Master Plan: 2/13/2017

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

The Hightstown Master Plan goals and objectives incorporate all the goals in the Preliminary State Plan. The current Master Plan was established in 1998. Numerous amendments have been adopted that delve deeper into emerging issues, such as affordable housing, stormwater management and mobility infrastructure. In the 2024





## MERCER COUNTY CROSS-ACCEPTANCE RESPONSE

Reexamination Report all the goals and objectives were reviewed and revised in order to address the current needs of the community.

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

Hightstown is largely consistent with the State Goals, but will strive for even greater consistency through several new or updated Master Plan elements, which were identified as priorities in the 2024 Master Plan Reexamination. These include a new Community Facilities Element, a new Economic Development Element, an updated Housing Element and Fourth Round Fair Share Plan, a revised Open Space, Recreation and Sustainability Element and updates to the Natural Resources Inventory. Hightstown hopes to address these items over the next three years and is actively pursuing funding opportunities for technical assistance.

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

Hightstown straddles the definition of “Planning Area 1 - Metropolitan” and “Planning Area 2 - Suburban” - yet it is wholly designated as PA2 Suburban. Hightstown largely meets the intent of “Planning Area 2 - Suburban,” but greatly exceeds one of the three guiding criteria, population density. PA2 is intended for a population density of less than 1,000 people per square mile, while Hightstown contains 4,796.7 people per square mile. This makes it the second densest municipality in Mercer County, behind Trenton.

The new State Plan lacks the nuance previously seen in State Plans, where small yet dense municipalities could be designated as Town Centers. While one intent of PA2 is to revitalize and enhance towns and other traditional settlements, the state plan generally characterizes Centers as large metropolitan areas with easy access to public transit hubs. Some criteria of PA1 better describe Hightstown, as the borough contains a large overburdened community, is impacted by old industrial pollution at obsolete industrial sites, has been burdened with large volumes of regional traffic passing through on state and county roads and has been previously identified as one of the state's Town Centers. Hightstown is also a transit desert and 8% of residents do not have access to a car, far exceeding Mercer County and New Jersey as a whole. It is more than nine miles to NJ Transit's Princeton Junction station and public bus service to New York City through Coach USA was eliminated during the pandemic. Shuttle buses to Princeton Junction, Mercer County Community College and a small number of regional employment centers are provided through Greater Mercer TMA or private jitney services. There are numerous private taxi companies filling the void.

The state plan should provide more specific recommendations for how to drive revitalization in the hundreds of smaller towns within PA2 where supporting infrastructure is already in place.



## 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.**

Hightstown finds the state's planning areas to lack granularity and is concerned with their usefulness in guiding future regional planning. Further, the state plan contains several strong recommendations on regional planning priorities that require collaboration across local governmental jurisdictions; but, makes no suggestion for new policies or how to turn these suggestions into enforceable regulations. Currently there is no incentive to look beyond local self-interest in transportation/traffic management, land use/sprawling development, housing affordability, stormwater management, etc.

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

Hightstown's recent Master Plan Reexamination report (2024) identified several new elements to be written, along with some dated elements and references which will require update within the next three years. This activity will be performed with an eye towards greater consistency with the new State Plan.

Hightstown is working with Mercer County as a participant on the county's Vision Zero Action Plan Steering Committee. This will result in the identification of a high impact network across the county and the development of standardized mitigation strategies that can be applied to county and local roads. Once complete, a new Vision Zero policy will be submitted to Borough Council for consideration and adoption.

Hightstown is currently reviewing the model Complete and Green Streets policies developed by NJ Department of Transportation. Recommendations for an appropriate enhanced policy will be submitted to Borough Council for consideration and adoption.

Hightstown is preparing an application under the Transportation and Community Development Initiative program through the Delaware Valley Regional Planning Commission for a Parking and Economic Development Plan for the Downtown and Gateway zones.

The Hightstown Planning Board is reviewing options for addressing accessory dwelling units in our Borough code. Recommendations will be developed and submitted to Borough Council for consideration and adoption.

**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.**



## MERCER COUNTY CROSS-ACCEPTANCE RESPONSE

Recommendation 1: NJ Department Of Transportation has a strong complete streets policy, supporting design guide and implementation manual for capital projects; however, this policy does not apply to Local System Support projects and is not used for ongoing maintenance, such as repainting crosswalks with low visibility markings instead of high visibility design standards on state routes. These are missed opportunities to improve pedestrian and bicycle safety. In addition, NJDOT provides technical assistance to municipalities for the purpose of creating multi-modal mobility plans; but those plans are not shared across other DOT departments so they can be integrated into all DOT projects in the municipality.

Recommendation 2: NJ Department Of Transportation should enact policy changes that manage and, where possible, separate regional from local traffic. This is especially important on state roads that serve as main streets in small centers, such as the bisection of Hightstown's downtown by State Route 33. The new policy should require close coordination with municipalities and alignment of state routes with local planning standards, including lowering speed limits, enhancing crosswalks, expanding sidewalk coverage, adding bicycle facilities and restricting trucks.

Recommendation 3: NJ Department of Environmental Protection should restructure the way it analyzes and regulates stormwater management around the entire watershed, instead of artificial municipal or county borders. Much of our infrastructure (e.g., bridges, culverts, etc.) was designed for different hydrologic conditions (i.e., less impervious area) than presently exists. Rapid development in many parts of the state increases imperviousness and, when combined with climate change, results in increased peak and volumes of stream flows. The increased amount of water leads to stream bank erosion, which results in unstable areas at roadway crossings, and degraded stream habitats. Increased imperviousness decreases groundwater recharge, decreasing base flows in streams during dry weather periods. Lower base flows can have a negative impact on instream habitat during the summer months. Hightstown is a case study in illuminating the shortfalls of the approach used today. The Borough has been plagued with flooding, driven by watershed impacts outside its planning area, such as street and neighborhood flooding as water backs up behind culverts that are too small for current flows, erosion of stream banks and sediment build-up in Peddie Lake.

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

The Millstone River Basin needs to be protected from the negative impacts of sprawling development, including all lakes and tributaries. This includes Rocky Brook, Timber Run and Peddie Lake in Hightstown. The protection area needs to extend into Monmouth and Middlesex Counties, where extensive housing and warehouse developments upstream have greatly impacted Hightstown. It also should extend



## MERCER COUNTY CROSS-ACCEPTANCE RESPONSE

downstream where bottlenecks back flood waters up into Hightstown. While some wetlands recovery was installed as a result of the expanded Exit 8 on the NJ Turnpike, it has proven to be inadequate to compete with the extent of development that has occurred in the area. Future discussions on expansion of Exit 8A to accommodate warehouse truck traffic must include additional wetlands recovery and a detailed analysis of the whole watershed to prevent further damage.

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

- ☐ Open Space Plan
- ☒ Open Space Tax (Mercer County)
- ☐ Other

### 6. Is the municipality a member of Sustainable Jersey? No

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

Hightstown has an Environmental Commission that is actively working towards a Sustainable Jersey designation. The Borough first registered with Sustainable Jersey in 2009 and received the first certification December 16, 2014. Additional certifications were received subsequently and then the 2020 process was streamlined due to COVID. The Borough's 2023 and 2024 applications were declined due to lack of local resources to adequately prepare them. A strong 2025 application is anticipated, but the process is overly complicated for a small community with limited resources.

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

- 1) Economic Development and Redevelopment Projects:
  - a. Complete a comprehensive economic development plan for downtown Hightstown, including a parking management component.
  - b. Establish incentives for business investment in Hightstown.
  - c. Identify funding source for an economic development director to help implement the plan.
  - d. Jump start stalled redevelopment projects and continue to partner with private property owners on potential new redevelopment efforts.
  - e. Comment: Hightstown has multiple large redevelopment areas with active ownership and redevelopment plans/agreements in various stages. However, development has not proceeded. Redevelopment law provides for no further incentive to encourage these stalled-out projects, nor is there any ability for municipalities to force action on the part of the developers and property owners once an agreement is in place.
- 2) Traffic Management and Mobility Enhancements:



## MERCER COUNTY CROSS-ACCEPTANCE RESPONSE

- f. Reduce the impact of regional traffic, including trucks, through our local streets to foster a better business environment and improve pedestrian/bicycle safety.
- g. Continue participating in the Mercer County Vision Zero Action Plan Steering Committee through plan completion and establish Vision Zero and enhanced Complete and Green Streets policies for Hightstown.
- h. Comment: There is no process for regional coordination of warehouse development and the resulting freight traffic. Hightstown sees no economic benefit from these projects, while suffering negative impact to its historic structures and increased pollution on routes where its disadvantaged population resides.

### 2) Environmental impact and safety from climate change

- a. Complete a watershed study with other communities in the upper Millstone River Basin in partnership with The Watershed Institute.
- b. Continue to assess existing development and municipal infrastructure in areas with high flood potential throughout the Borough to ensure stormwater management regulations and emergency management procedures are adequate.
- c. Comment: A regional planning process is needed for building climate resilience and managing upstream and downstream impacts from local development.

### 8. Additional comments:



## Hopewell Borough Cross-Acceptance Response

### Respondent Identification

Name and Title: Joanna Slagle, PP/AICP, Borough Planner

Email: joannaslagle@banisch.com

### Section 1: Consistency with the Preliminary State Plan

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

- Land Use Plan: 2007
- Master Plan Reexamination report: 2024
- Official Map, zoning map, updated zone schedule: 2024
- ROSI: 2007
- Redevelopment Plans: adopted in 2025 (57 Hopewell) and 2018 (Lumberyard)
- Resource protection ordinances and SWMP 2024

**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 Borough's Land Use Plan Goals and objectives and the ten goals of the preliminary state plan align. The Borough supports economic growth, adequate and diverse housing opportunities, infrastructure improvements, revitalization, global climate change issues, protection of resources, historic preservation, and equitable and sound planning. The Borough has made efforts on particular on diverse and affordable housing, redevelopment and revitalization, and address climate hazard issues and flood concerns.

**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 Preliminary State Plan does not include any goals that are inconsistent with the Borough's goals and objectives.

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

The Borough is located primarily in PA4 with some areas of open space and environmentally sensitive lands. The Borough is surrounded by open space, preserved farmland, and rural residential density lands found in Hopewell Township. The Borough's historic developed nature aligns with PA4's goal to protect the character of existing stable communities and promote revitalization of existing areas. The Borough's historic preservation protection, use of existing redevelopment areas, and effort to revitalize the Borough's commercial center in a manner that reflects the character of the Borough align with this objective.



## Section 2: Agreements and Disagreements with the Preliminary State Plan

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

The Borough does not have any recommendations for the Preliminary State Plan at this time. The main areas of concern relate to stormwater management, flooding, traffic and pedestrian safety, protection of the historic character of the Borough, and appropriate revitalization.

**2. Provide a detailed explanation of how municipal and county 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, objectives, 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 the support of NJDEP, NJDOT, other state agencies, and Mercer County to address infrastructure and flooding concerns in the Borough. Providing effective communication and coordination with state and county agencies to help address these ongoing problems is vital to the Borough's health, safety, and general welfare.

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

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 is a major issue. Coordination between Hopewell Township, the County, and the State should be advanced to find solutions and mitigate flooding.

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

☒ Open Space Plan

☒ Open Space Tax

☐ Other





## MERCER COUNTY CROSS-ACCEPTANCE RESPONSE

**6. Is the municipality a member of Sustainable Jersey? No**

**If you answered 'No' to the above question, what are reasons for not participating in Sustainable Jersey? Does the municipality have other environmental groups, such as an Environmental Commission or Green Team?**

The Borough adopted a resolution in 2009 supporting Sustainable Jersey and to initiate certification; however, due to limited resources, it was not able to complete the process.

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

Historic and cultural preservation

Revitalization

Environmental protections

**8. Additional Comments:**





## Hopewell Township Cross-Acceptance Response

### Respondent Identification:

Name and Title: Frank Banisch, Consulting Township Planner

Email: frankbanisch@banisch.com

### Section 1: Consistency with the Preliminary State Plan

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

- Master Plan - 2021 Reexamination Report
- Circulation Plan Element - Adopted March 9, 2006
- Community Facilities Plan Element - Adopted April 12, 2007
- Comprehensive Farmland Preservation Plan Element - Adopted August 11, 2021
- Historic Preservation Plan Element - Adopted December 9, 2004
- Housing Element & Fair Share Plan - Adopted July 18, 2019
- Master Plan Amendment - Creation of OP-1 Zone - Adopted December 8, 2016
- Land Use Plan Element - Adopted November 19, 2009
- Open Space and Recreation Plan Element - Adopted February 24, 2022
- Utility Services Plan Element - Adopted November 19, 2009
- Open Space Preservation Element - Adopted August 11, 2021

**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.**

Hopewell's resource conservation-oriented master plan/zoning survived challenge in part because it was compatible with the 8 State Plan Goals of the adopted State Plan. The 2 additional goals in the State Plan Update - Equity and Climate Change - are also embraced within Hopewell's 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?**

Hopewell's successful defense against legal challenge of its lower density master plan and zoning was in part due to the high level of consistency and compatibility between the local and State plans.

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

SDRP policies and land capability mapping correlate well with local planning and zoning, except in several areas where existing farmland is located in growth-oriented planning areas.



## MERCER COUNTY CROSS-ACCEPTANCE RESPONSE

### 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.**

Planning Areas 2 and 3 occupy nearly 11,000 acres of Hopewell Township with substantial farmlands interspersed. Inclusion in PA4 or PA5 would better protect these areas.

**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 plan remains highly consistent with the State Plan policies, which largely remain unchanged from 25 years ago. Hopewell's farmland retention objectives would be better served if farm assessed properties were in PA4.

**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.**

State Agency intercoordination has improved SDRP implementation and further improvements would have merit.

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

See attached map for farmland areas of concern

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

☒ Open Space Plan

☐ Open Space Tax

☐ Other

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

If you answered 'No' to the above question, what are reasons for not participating in Sustainable Jersey? Does the municipality have other environmental groups, such as an Environmental Commission or Green Team?

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



## MERCER COUNTY CROSS-ACCEPTANCE RESPONSE

### **goals and priorities:**

- 1) Protection of community character and quality of life
- 2) Protection of aquifers and the environment and retention of farmland and open space
- 3) Promotion of sustainable economic development and tourism

### **8. Additional Comments**

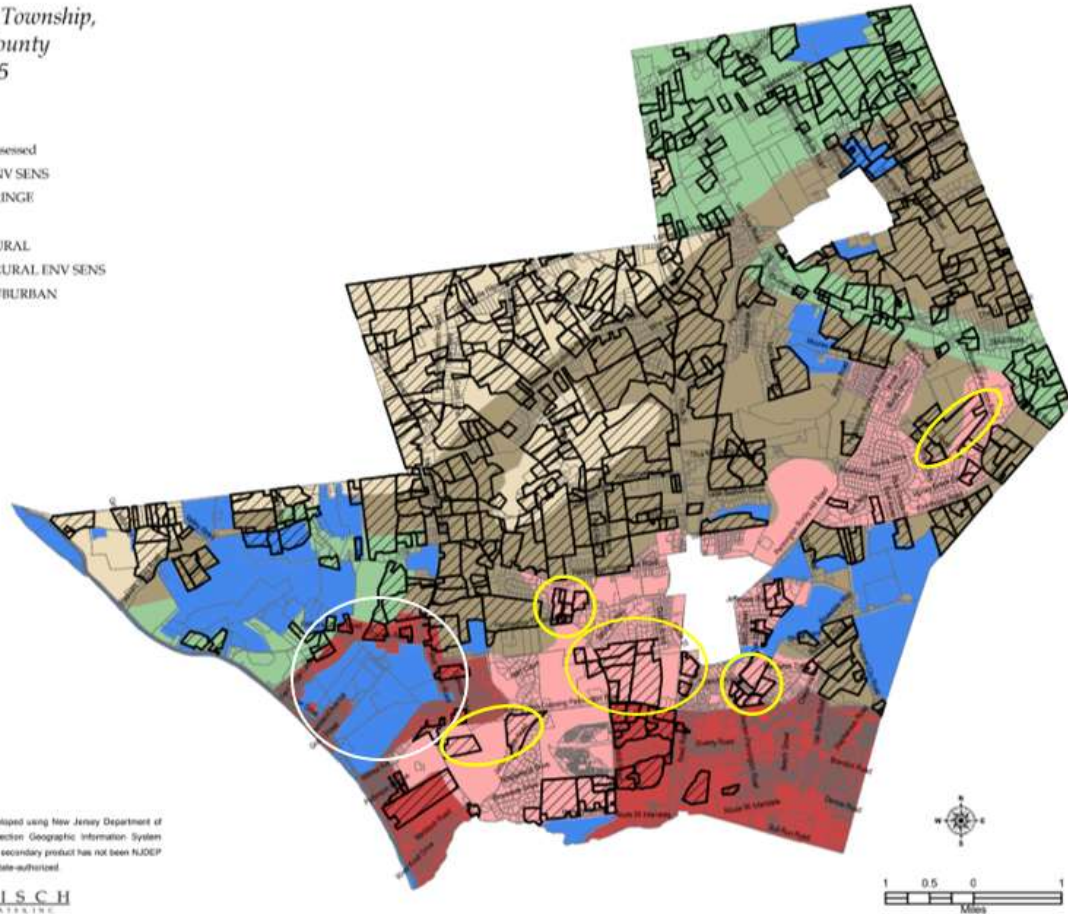


## SDRP and Farm Assessed

Hopewell Township,  
Mercer County  
April 2025

### Legend

- Farm Assessed
- PA 5: ENV SENS
- PA 3: FRINGE
- PARK
- PA 4: RURAL
- PA 4B: RURAL ENV SENS
- PA 2: SUBURBAN



This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been NJDEP verified and is not State-authorized.

**BANISCH**  
ASSOCIATES, INC.  
Planning and Design



From PA2 to adjoining PA3, PA4 or PA5



From PA3 to PA4

## Lawrence Township Cross-Acceptance Response

### Respondent Identification:

Name and Title: James Parvesse, Municipal Engineer

Email: [jparvesse@lawrencetwp.com](mailto:jparvesse@lawrencetwp.com)

### Section 1: Consistency with the Preliminary State Plan

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

- Master Plan, June 14, 1995
- Master Plan Reexamination Report, December 18, 2023
- Tax Maps, December 19, 2024
- LUO, December 17, 2019
- Zoning Map, January 2024
- Housing Element and Fair Share Plan, July 19, 2021
- Natural Resource Inventory, April 2017
- ROSI, August 6, 2020
- Redevelopment Plans:
  - Enterprise Avenue, October 14, 2021
  - 3131 Princeton Pike, October 16, 2023
  - Stormwater Control Ordinance, May 21, 2024
  - Stormwater Control Plan, April 2005
  - SPPP, December 31, 2024

**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 municipal plans and policies generally incorporate all the key concepts and goals of the State 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?**

The municipal plans and policies generally incorporate all the key concepts and goals of the State Plan. Lawrence is in the process of completing a full master plan review and update. As part of that process the Township will be coordinating with the State Plan for consistency.

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

The designated Planning Areas are generally consistent with our current and future development as provided in our zoning plan. However, as part of our ongoing master plan update additional development areas may be identified.



## MERCER COUNTY CROSS-ACCEPTANCE RESPONSE

### 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.**

No specific issues or recommendations have been identified at this time; however, we will continue to participate in the process and provide notification of any issues or recommendations that arise during the ongoing master plan development.

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

Again, no specific issues or recommendations have been identified at this time; however, we will continue to participate in the process and provide notification of any issues or recommendations that arise during the ongoing master plan development.

**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.**

No specific comments or recommendations at this time; however, we will continue to participate in the process and make comment or recommendations as appropriate.

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

As part of the ongoing master plan process, the Township will be identifying future areas to be protected or environmentally constrained. The current master plan identifies these areas to be protected and the land use ordinance has protections and regulations for existing environmentally sensitive areas.

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

☒ Open Space Plan

☒ Open Space Tax

☐ Other

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

**If you answered 'No' to the above question, what are reasons for not participating in Sustainable Jersey? Does the municipality have other environmental groups, such as an Environmental Commission or Green Team?**

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



## MERCER COUNTY CROSS-ACCEPTANCE RESPONSE

The important local land use planning goals are housing options and opportunities, land preservation and passive recreation through trails and increased connectivity between parcels, and continued economic development and redevelopment in appropriate areas.

### 8. Additional Comments:





## MERCER COUNTY CROSS-ACCEPTANCE RESPONSE

### Pennington Borough Cross-Acceptance Response

#### Respondent Identification

Name and Title: Gian-Paolo Caminiti, Borough Administrator

Email: administrator@penningtonboro.org

#### Section 1: Consistency with the Preliminary State Plan

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

- Master Plan 1998 and draft elements: 2024-25
- Master Plan Reexamination Report: 5/10/23
- Land Use Map: 4/5/54
- Zoning Ordinance: 8/7/78
- Land Use Standards: 1/27/77
- Zoning Map: 7/2014
- Approved Housing Element and Fair Share Plan: 1/27/25
- Natural Resource Inventory: 2024
- Recreation and Open Space Inventory: 3/11/15
- Resource Protection Ordinances:
  - Tree Removal & Replacement: 4/1/24
  - Riparian Buffer Conservation: 8/4/08
  - Flood Damage Prevention: 9/11/16

**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.**

- 1) Economic Development: 40% incorporation of State Plans
- 2) Housing: 20% incorporation of State Plans
- 3) Infrastructure: 40% of State Plan
- 4) Revitalization/Recentering: 30% of State Plan
- 5) Climate Change: 70% of State Plan
- 6) Natural & Water Resources: 50% of State Plan
- 7) Pollution & Environmental: 60% of State Plan
- 8) Historic & Scenic Resources: 50% of State Plan
- 9) Equity: 30% of State Plan
- 10) Sound & Integrated Planning: 70% of State 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?**





## MERCER COUNTY CROSS-ACCEPTANCE RESPONSE

Pennington Boro has displayed much consistency with the State goals (see above), but remains committed to improving the alignment with State Plan goals through regular review/adjustment/amendment of Borough policies, ordinances, and actions going forward.

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

Pennington Borough is a doughnut community, surrounded on all sides by Hopewell Twp., and greatly affected by development there. Regional stormwater management is critical to Pennington, as stormwater flows into and through the Borough which has originated elsewhere. Because Pennington is built out, preservation of the existing historical nature of the town while protecting natural resources is critical.

## 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.**

Stormwater management on a regional basis (establishment of a stormwater utility for the entire watershed to properly assess infrastructure costs to those creating the runoff.

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

State plan needs to emphasize smart, sustainable growth with equitable housing solutions for middle-income residents.

### **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. 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.**

State highway Rt. 31 corridor and high-density development in neighboring Hopewell Twp. with all of the traffic-congestion related effects have a huge effect on Pennington.

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

☒ Open Space Plan

☒ Open Space Tax

☒ Other Carbon Neutrality Pledge for all Borough operations by 2035



## MERCER COUNTY CROSS-ACCEPTANCE RESPONSE

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

**If you answered 'No' to the above question, what are reasons for not participating in Sustainable Jersey? Does the municipality have other environmental groups, such as an Environmental Commission or Green Team?**

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

- 1) Protection of natural resources and drinking water
- 2) Preserving/expanding a walkable, pedestrian-friendly community
- 3) Carbon-neutral development to mitigate climate change related weather events

**8. Additional Comments:**



## Municipality of Princeton Cross-Acceptance Response

### Respondent Identification

Name and Title: Justin Lesko, AICP/PP, Planning Director

Your Email: jlesko@princetonnj.gov

## Section 1: Consistency with the Preliminary State Plan

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

- Master Plan & Reexamination Report: 11/30/2023
- Land Use Map: 11/30/2023
- Zoning map: 7/22/2024
- Third Round Housing Plan Element and Fair Share Plan: 7/13/2020
- Natural Resource Inventory: 4/17/2025 proposed, 1/2010 most recently adopted
- ROSI - 9/24/2017
- Redevelopment Plans:
  - Princeton Shopping Center Inclusionary Residential Redevelopment Plan: 6/14/21
  - Harrison/Terhune Redevelopment Plan: 6/14/21
  - Princeton Downtown Project: 1/22/2003
  - Redevelopment Plan for Princeton Theological Seminary Properties: 7/22/24
  - Thanet Road (AKA Thanet Circle) Redevelopment Plan: 1/29/20; and 2/19/20
- Stormwater Management Plan: 1/19/25

### 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.

Princeton's Master Plan/Reexamination Report adopted in November 2023 directly addresses state goals through its own vision. The Plan faced its most extensive overhaul since 1996. Some highlights, tied to the SDRP categories, are found below:

Economic Development- Princeton's Plan introduced its Economic Development element for the first time. Just as the State calls to "capitalize on the state's strengths," Princeton aims to enhance Princeton's role as a regional job center, strengthen ties with the University, and expand the life sciences sector. It will still identify new growth opportunities to diversify the overall employment profile.

Housing- The SDRP lists housing affordability as a "top priority," that it should be located in transit-rich locations, and that municipalities should facilitate accessory dwelling units. Princeton would agree and "will welcome new growth." Land use goals include a desire to enhance the existing land use pattern by focusing on higher



## MERCER COUNTY CROSS-ACCEPTANCE RESPONSE

residential density and to remove barriers to promote residential density through a variety of housing types.

**Infrastructure-** Princeton's Plan addresses SDRPS's goal through its Master Plan's Mobility, Utility, and Community Facilities elements. Princeton mobility goals are realized through employing both Vision Zero and Safe Routes to School frameworks to investments which aligns with the SDRP goal to "prioritize efficient movement across multimodal networks with projects designed to enhance pedestrian and cyclist safety". Princeton's public transportation is being coordinated amongst universities, state, and local systems to minimize redundancy while meeting the SDRP goal to "expand public transportation to areas of planned higher-density development." Princeton is looking forward to the results and implementation of NJ Transit's Princeton Transitway Study with further refinement and stakeholder engagement. Electric vehicle infrastructure is incorporated into approved development applications as the state "promote(s) the use of electric transportation vehicles...that reduce demand for energy resources". Renewable energy sources are also encouraged by SDRP. Princeton Master Plan Utility element goals include the promotion of solar and geothermal systems, including solar guidelines for historic properties. Community Solar opportunities are being developed and a sustainable goal to reduce GHG contributes to town decision-making. The Community Facilities element addresses green technology and renewable energy generation for municipal and school facilities.

**Revitalization and Recentering-** Princeton is looking to reobtain its center status, which lapsed while the 2023 Princeton Master Plan was being created. It is looking to accommodate growth while retaining its sense of place. Traffic congestion and pollution, mentioned in the SDRP, are addressed through a shift to using National Association of City Transportation Officials typologies when redesigning roads and investing in multi-modal transportation. Recent projects have included adaptive reuse and the Plan addresses reducing barriers for new housing or mixed-use opportunities. Redevelopment plans and land acquisitions also contribute to meeting revitalization goals.

**Change-** As mentioned by the SDRP, Princeton shares the multi-pronged approach to reducing GHG. Princeton promotes multimodal transportation where possible and coordinating various public transportation systems. Green infrastructure is incorporated into facility design. The Natural Resource and Conservation goals also include fostering stewardship and management of Princeton's preserved lands. Invasives and nuisance species are also addressed to protect biodiversity; important in a changing climate.

**Natural and Water Resources-** Princeton promotes infill for new development and to steer away from existing natural assets. Its Utility goals include reducing run-off. Natural Resource Conservation element goals specifically list to "protect and restore



## MERCER COUNTY CROSS-ACCEPTANCE RESPONSE

water quality.” Contiguous land is also targeted to maximize conservation with one strategy being to prioritize preserving land adjacent to our open space inventory

**Pollution and Environmental Clean-up-** Much of the Plan is aimed to reduce pollution in the first place. Princeton supports community composting including a firm Utility Element goal to minimize waste from solid waste, wastewater, and utility service byproducts.

**Historic and Scenic Resources-** Princeton is proud of its historical role in the Revolutionary War, having a historic university, and being the location of achievements in science and art. The SDRP mentions managing resources from underrepresented groups. The Witherspoon Jackson Historic District is one example of such. Princeton is working with the State Historic Office to obtain Certified Local Governmental status. It calls for a historical review framework that is straightforward and equitable. The Plan notes it wishes to “ensure resiliency of historic structures that are vulnerable to climate change.” Flooding, unfortunately, is becoming a more common threat to historic structures in Princeton, particularly those placed near waterways. Environmental and climate change considerations are well represented.

**Equity-** An assumption of the Plan is that “Princeton is committed to providing equal and equitable access to its opportunities and amenities.” Princeton’s attention to land use and zoning goals aim to increase density and affordable options to provide greater opportunities for residents in a wider range of incomes to settle. Mobility goals include accommodating those with accessibility needs through infrastructure investment.

**Sound and Integrated Planning-** Princeton’s Plan is proactive to anticipate and accommodate future growth. It also addresses the relationships to its bordering towns. As seen in the above examples, Princeton’s Plan aligns with State goals and vision in the SDRP.

**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?**

Princeton feels its Master Plan aligns very closely with the State goals and will be implemented accordingly.

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

The State Plan map shows a portion of land between Rt. 206 East to Bunn Drive classified as PA-3. We believe a P-2 designation is more fitting due to commercial offerings and residential density in that region. We would further ask that this P-2 change connect the two existing PA-1 mapped areas, as proposed in the Mapping Feedback Survey.



## MERCER COUNTY CROSS-ACCEPTANCE RESPONSE

### Section 2: Agreements and Disagreements with the Preliminary State Plan

- 1. Provide a detailed discussion of any issues or recommendations to The Preliminary State Plan in order to better meet local needs. N/A**
- 2. Provide a detailed explanation of how municipal and county plans will be modified in order to create a greater degree of consistency. N/A**
- 3. Provide comments and recommendations regarding State agency implementation of the State Plan including any applicable agency or program, as well as, make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government. N/A**
- 4. 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.**

Along Route 206 and Bunn Drive, retail has developed in a sprawl manner. There are areas that are prone to flooding (ex. Quaker Road/Province Line or River Road), but the lands are already purchased and protected as open space. One recent suggested option is to purchase and protect the Shechtel property (660 and 680 on Cherry Valley Road) which lies adjacent to the recently preserved open space known as the 153-Acre Wood. Princeton monitors the FEMA National Flood Hazard data and further identifies vulnerable lands. Green design principles are incorporated into development applications and green infrastructure is encouraged to be proactive.

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

☒ Open Space Plan

☒ Open Space Tax

☒ Other: Open Space Manager

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

Yes

**If you answered 'No' to the above question, what are reasons for not participating in Sustainable Jersey? Does the municipality have other environmental groups, such as an Environmental Commission or Green Team?**

Princeton Environmental Commission, Flood and Stormwater Commission, Pedestrian and Bicycle Advisory Committee, Public Transit Advisory Committee, Shade Tree Commission, Municipal Open Space Manager, Municipal Arborist, Sustainable Princeton (501c-3 non-profit), Municipal Green Team

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



## MERCER COUNTY CROSS-ACCEPTANCE RESPONSE

- 1) Update and modernize the Land Development Code for the Municipality of Princeton.
- 2) Focus residential higher density within downtown and mixed-use centers and maintain progressively lower densities outside of the downtown to connect housing to jobs and services
- 3) Remove barriers to increased density to promote housing affordability while balancing historic preservation and neighborhood scale.

### **8. Additional Comments:**

The assertion on page 21 that Princeton gained at least 5,000 jobs between 2010 and 2020 seems unlikely. It may refer to the consolidation of the former Borough and Township, or to the 08542 zip code, which extends beyond the municipal borders into several other towns.



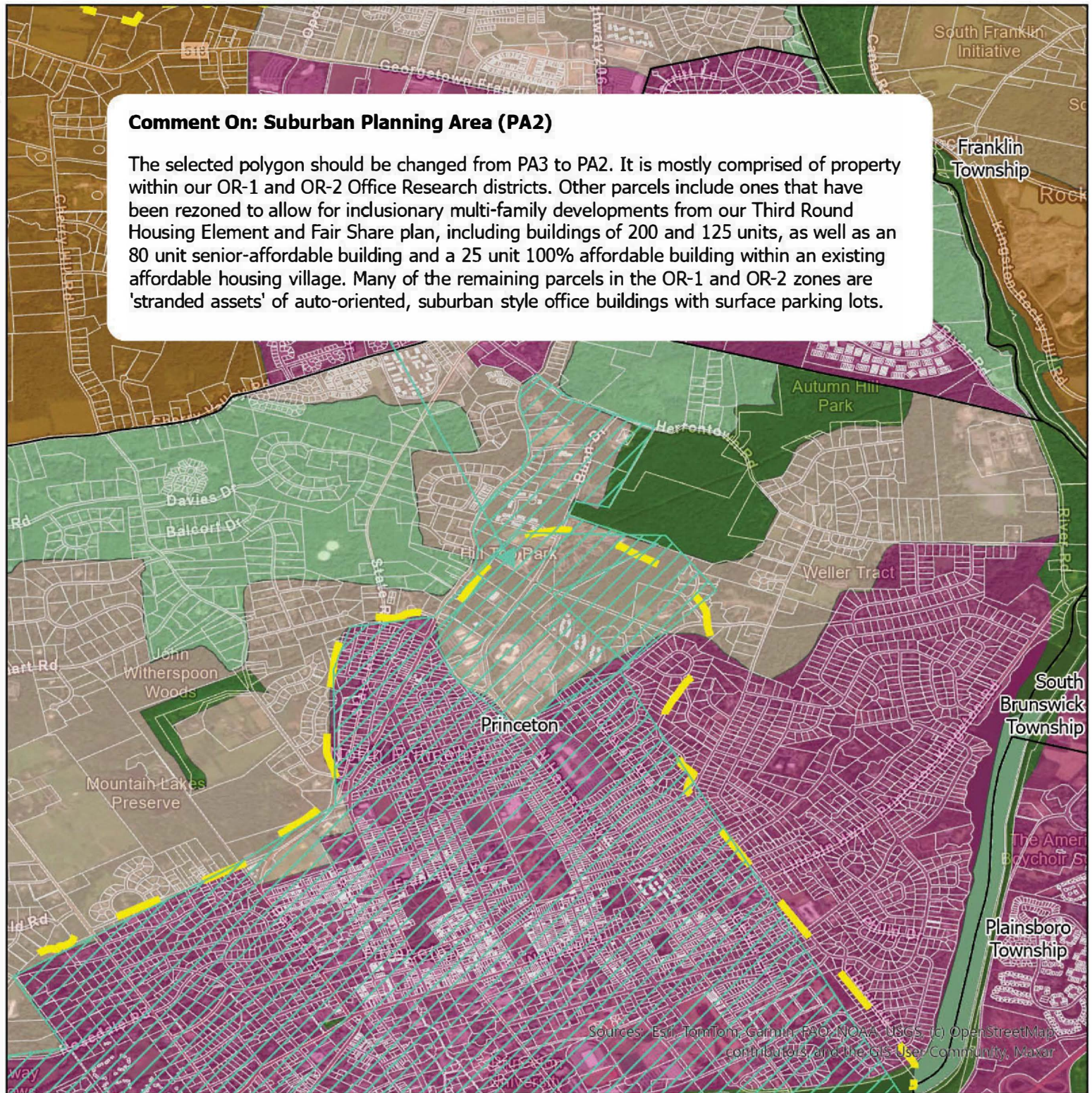


# State Plan Policy Map

## Princeton Municipality, Mercer County

### Comment On: Suburban Planning Area (PA2)

The selected polygon should be changed from PA3 to PA2. It is mostly comprised of property within our OR-1 and OR-2 Office Research districts. Other parcels include ones that have been rezoned to allow for inclusionary multi-family developments from our Third Round Housing Element and Fair Share plan, including buildings of 200 and 125 units, as well as an 80 unit senior-affordable building and a 25 unit 100% affordable building within an existing affordable housing village. Many of the remaining parcels in the OR-1 and OR-2 zones are 'stranded assets' of auto-oriented, suburban style office buildings with surface parking lots.



### NJ State Plan - Planning Areas

- PA 2 - Suburban
- PA 3 - Fringe
- PA 4 - Rural
- PA 5 - Environmentally Sensitive
- Park

### Boundaries

- State Plan Centers
- Proposed Map Change (From Municipality)
- Municipal Boundaries
- Parcel Boundaries

0 0.22 0.43 0.87 Miles

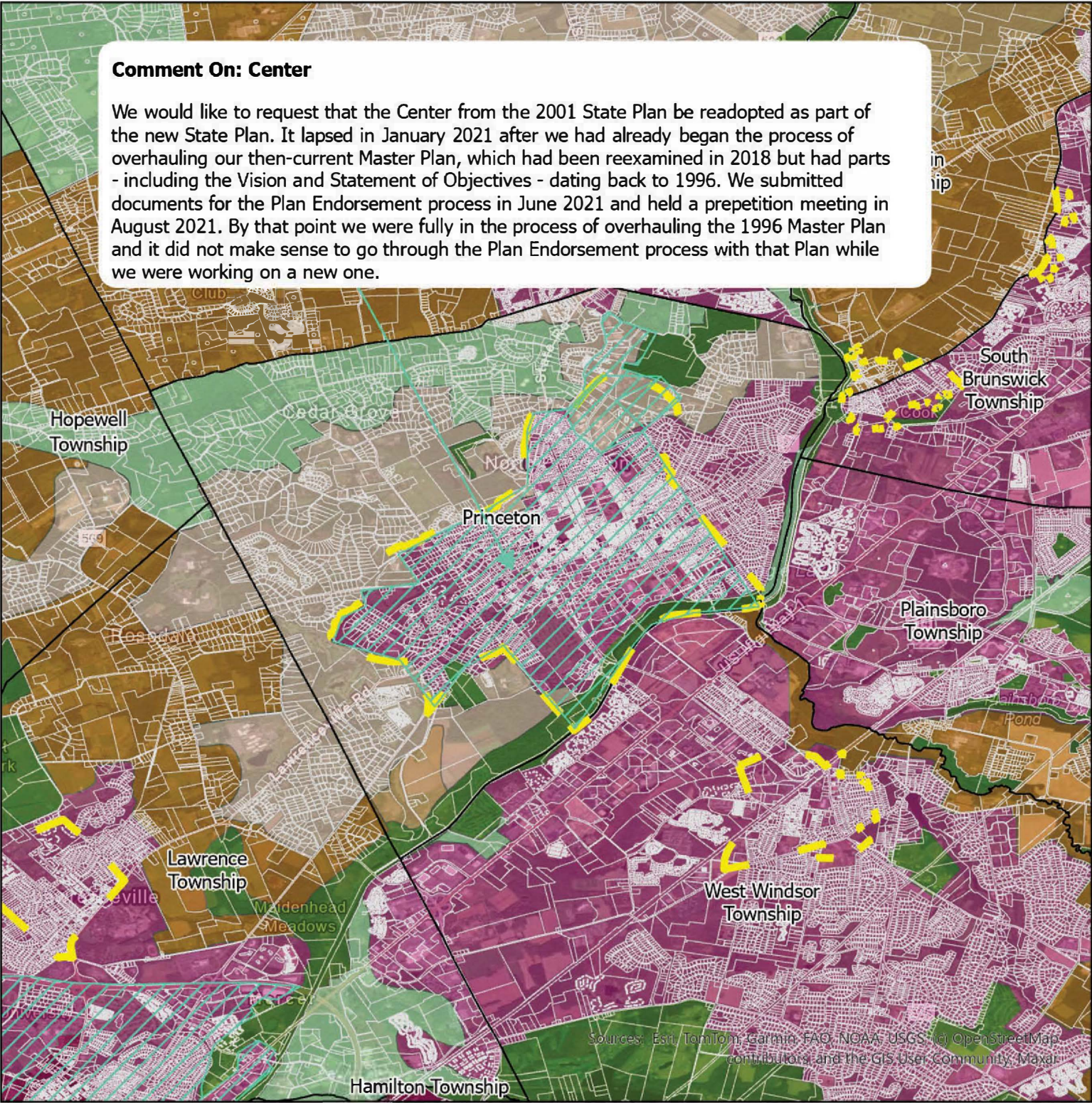


# State Plan Policy Map

## Princeton Municipality, Mercer County

### Comment On: Center

We would like to request that the Center from the 2001 State Plan be readopted as part of the new State Plan. It lapsed in January 2021 after we had already began the process of overhauling our then-current Master Plan, which had been reexamined in 2018 but had parts - including the Vision and Statement of Objectives - dating back to 1996. We submitted documents for the Plan Endorsement process in June 2021 and held a prepetition meeting in August 2021. By that point we were fully in the process of overhauling the 1996 Master Plan and it did not make sense to go through the Plan Endorsement process with that Plan while we were working on a new one.



### NJ State Plan - Planning Areas

- PA 2 - Suburban
- PA 3 - Fringe
- PA 4 - Rural
- PA 4B - Rural Environmentally Sensitive
- PA 5 - Environmentally Sensitive
- Park

### Boundaries

- State Plan Centers
- Proposed Map Change (From Municipality)
- Municipal Boundaries
- Parcel Boundaries

0 0.55 1.1 2.2 Miles



## Robbinsville Township Cross-Acceptance Response

### Respondent Identification

Name and Title: Chris English, Director of Community Development

Email: cenglish@robbinsville.net

### Section 1: Consistency with the Preliminary State Plan

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

- Master Plan: June 17, 2020
- Zoning Ordinance and other land development standards
- Zoning map: revised May 19, 2016
- Approved Housing Element and Fair Share Plans: July 19, 2017

**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 state plan appears to be generally consistent with Township plans and documents. 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?

**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 time frame for greater consistency? N/A**

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

The state planning areas appear to be generally consistent with Township goals for future development.

### Section 2: Agreements and Disagreements with the Preliminary State Plan

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

We have no issues or recommendations at this time.

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

Municipal plans will be reviewed and modified on a case by case basis.



## MERCER COUNTY CROSS-ACCEPTANCE RESPONSE

- 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.**

No comments at this time.

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

No areas have been identified.

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

☒ Open Space Plan

☒ Open Space Tax

☐ Other

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

**If you answered 'No' to the above question, what are reasons for not participating in Sustainable Jersey? Does the municipality have other environmental groups, such as an Environmental Commission or Green Team?**

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

- 1) Preservation of open space
- 2) Thriving highway commercial zone
- 3) Walkable community

- 8. Additional Comments:**





# State Plan Policy Map

## Robbinsville Township, Mercer County



### NJ State Plan - Planning Areas

- PA 2 - Suburban
- PA 4 - Rural

### Boundaries

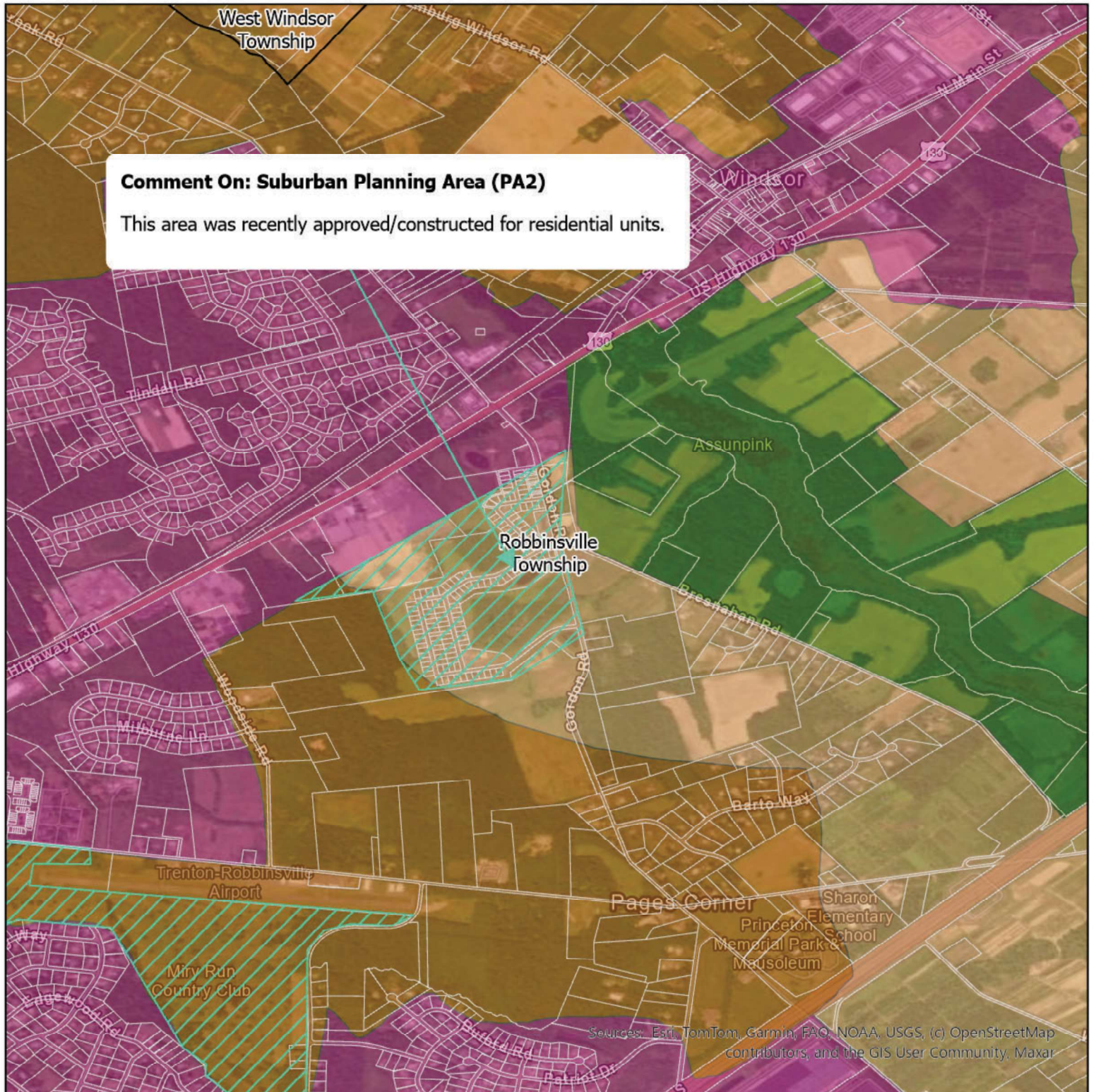
- State Plan Centers
- Proposed Map Change (From Municipality)
- Municipal Boundaries
- Parcel Boundaries

0 0.13 0.27 0.53 Miles



# State Plan Policy Map

## Robbinsville Township, Mercer County



### NJ State Plan - Planning Areas

- PA 2 - Suburban
- PA 4 - Rural
- PA 4B - Rural Environmentally Sensitive
- Park

### Boundaries

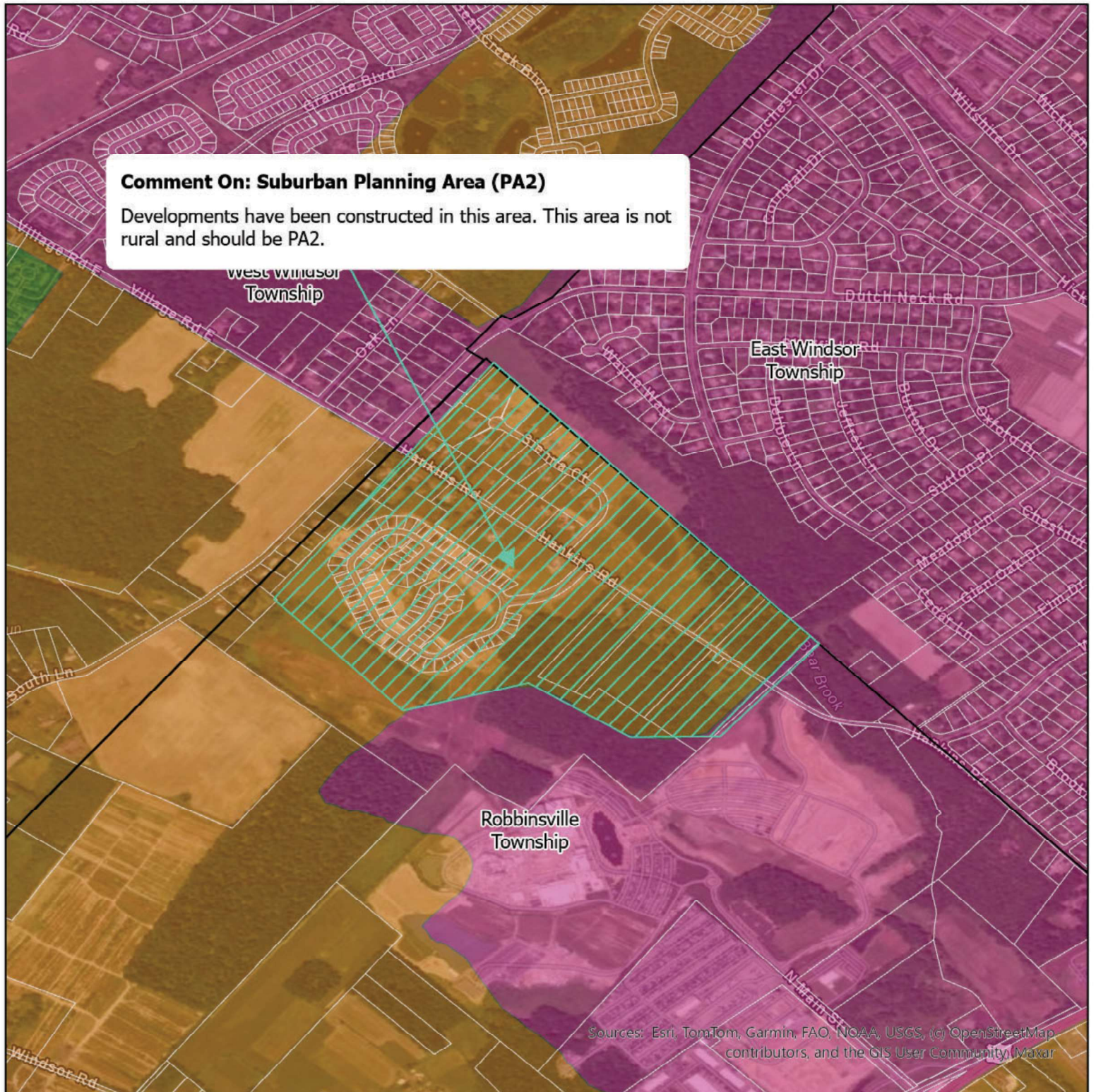
- State Plan Centers
- Proposed Map Change (From Municipality)
- Municipal Boundaries
- Parcel Boundaries

0 0.14 0.29 0.58 Miles



# State Plan Policy Map

## Robbinsville Township, Mercer County



### NJ State Plan - Planning Areas

- PA 2 - Suburban
- PA 4 - Rural

### Boundaries

- State Plan Centers
- Proposed Map Change (From Municipality)
- Municipal Boundaries
- Parcel Boundaries

0 0.09 0.17 0.35 Miles



## City of Trenton Cross-Acceptance Response

### Respondent Identification

Name and Title: Massiel Medina Ferrara, AICP/PP Supervising Planner

Email: mferrara@trentonj.org

### Section 1: Consistency with the Preliminary State Plan

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

- Official Map pursuant to N.J.S.A. 55D-32, Zoning Ordinance and other land development standards, Zoning map and schedule: 2023
- Trenton Trails Plan: September 2024
- Trenton Housing Profile: January 2023
- Capital City Renaissance Plan: December 2021
- Trenton Complete Streets Handbook: September 2021
- Community Health and Wellness Plan: January 2021
- Transit Oriented Development Strategic Plan: Dec 2019
- Brownfields Program Action Plan: June 2018
- Trenton Downtown Parking Management Plan: 2016-17
- Circulation: February 2017
- Economic Development: February 2017
- Education and Workforce Development: February 2017
- Environmental: May 2017
- Housing: February 2017
- Issues & Opportunities: February 2017
- Land Use: February 2017
- Laying the Foundation for Strong Neighborhoods in Trenton: July 2015
- City of Trenton Hazard Mitigation Plan: June 2008
- Sustainable Design Guidelines: October 2005
- Downtown Policy, Ordinance, and Strategy Recommendations: June 2005
- Trenton250 Vision Map and District Plans Various: February 2017
- City of Trenton Historic Preservation Plan: March 2001
- Open Space Plan: June 2005

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

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



## MERCER COUNTY CROSS-ACCEPTANCE RESPONSE

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

### Section 2: Agreements and Disagreements with the Preliminary State Plan

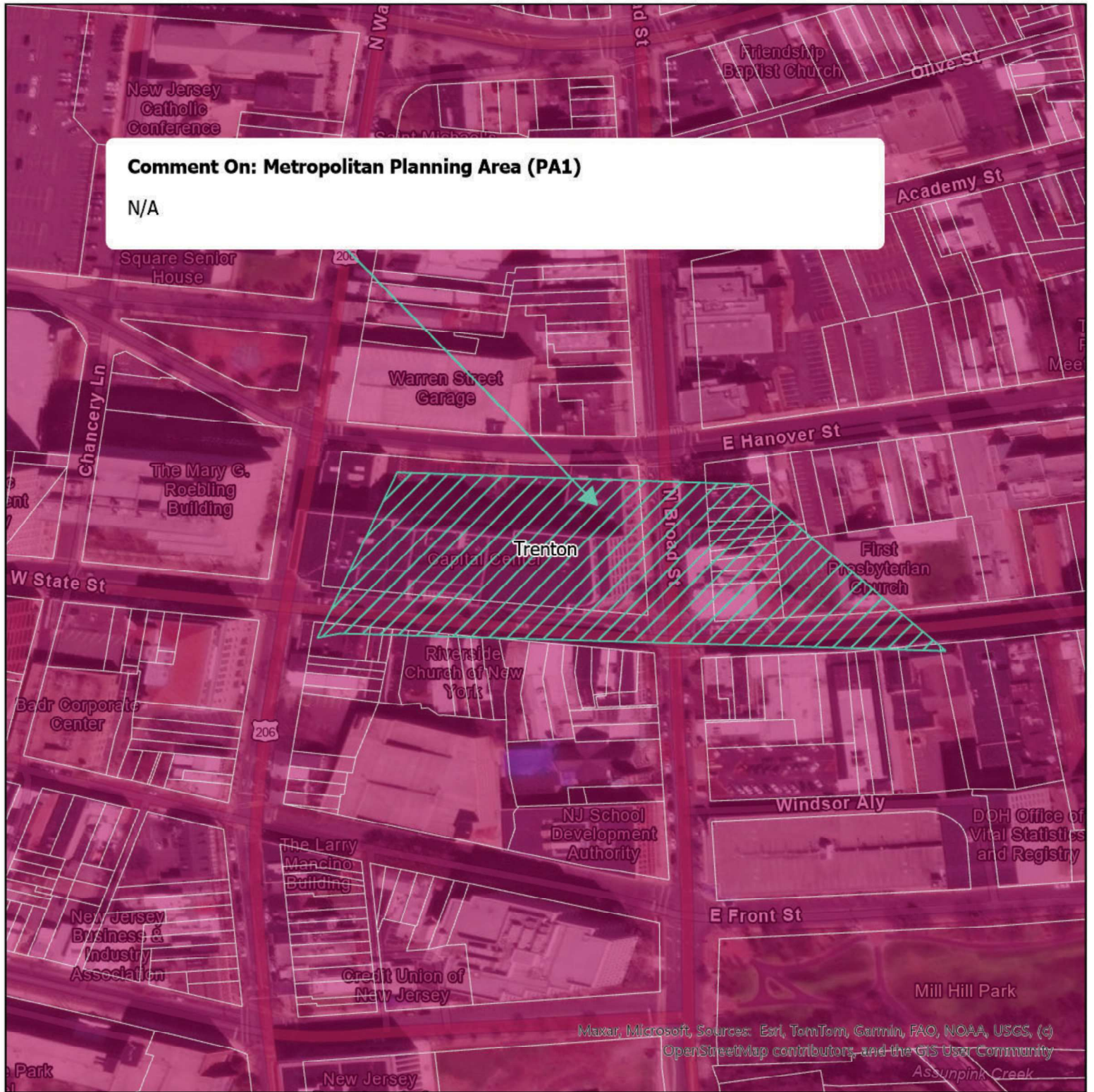
1. Provide a detailed discussion of any issues or recommendations to The Preliminary State Plan in order to better meet local needs.
2. Provide a detailed explanation of how municipal and county plans will be modified in order to create a greater degree of consistency.
3. Provide comments and recommendations regarding State agency implementation of the State Plan including any applicable agency or program, as well as, make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.
4. Identify areas to be protected and areas where sprawl (low density auto-dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.
5. Does the municipality and/or county have the following?
  - ☒ Open Space Plan
  - ☐ Open Space Tax
  - ☐ Other
6. Is the municipality a member of Sustainable Jersey? No  
  
If you answered 'No' to the above question, what are reasons for not participating in Sustainable Jersey? Does the municipality have other environmental groups, such as an Environmental Commission or Green Team?
7. Please indicate your community's three most important local and regional land use planning goals and priorities:
8. Additional Comments:





# State Plan Policy Map

## City of Trenton, Mercer County



### NJ State Plan - Planning Areas

PA 1 - Metro

### Boundaries

Proposed Map Change (From Municipality)

Parcel Boundaries

0 0.02 0.03 0.06 Miles



## West Windsor Township Cross-Acceptance Response

### Respondent Identification

Name and Title: Samuel J. Surtees Manager, Division of Land Use

Email: [ssurtees@westwindsortwp.com](mailto:ssurtees@westwindsortwp.com)

### 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 conservation Plan: adopted 11/ 8/ 23
- Master Plan Reexamination Report( s): adopted 05/ 23/ 18
- Land use map Land Use Plan: adopted 02/ 12/ 20
- Zoning Ordinance and other land development standards: ?
- Zoning map and schedule: amended 08/ 02/ 21
- Natural Resource Inventory Conservation Plan: adopted 11/ 8/ 23
- Recreation and Open Space Inventory( ROSI) Open Space and Recreation Plan: adopted 11/ 28/ 18
- Redevelopment and/ or rehabilitation plan( s) adopted pursuant to the Local Redevelopment and Housing Law ( LRHL)
  - Princeton Junction Redevelopment Plan, first adopted 03/ 23/ 09
- Resource protection ordinances Multiple: adopted 12/ 15/ 86
- Farmland Preservation/ Agricultural Retention Plan: 03/ 01/ 23
- Historic Preservation Element: adopted 08/ 16/ 23
- Stormwater Management Plan: adopted 10/ 14/ 09
- Housing Element and Fair Share Plan: adopted 02/ 27/ 19
- Circulation Plan Element: adopted 12/ 15/ 21
- Community Facilities Plan & Utilities Plan: adopted 10/ 26/ 22

#### 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 Township' s 2020 Land Use Plan supports the ten goals of the Preliminary State Plan. Specifically, the 2020 Plan contains a goal and several policies supporting opportunities for nonresidential developments in appropriate locations. The Township' s master plan also contains elements relating and supporting housing (including affordable housing and equity), infrastructure, sustainability, climate change resilience, environmental clean- up, and historic/ scenic resources.

#### 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 time frame for greater consistency? The Township' s master planning documents are consistent with the goals of the Preliminary State Plan. Thus, no adjustments are required.





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

The designated State Planning Areas largely conform to the current and future development patterns of the Township. However, slight adjustments are required to: (a) place recently approved and under-construction multifamily developments in PA- 2; (b) place existing farmland in PA4; (c) place existing residential developments in PA2.

**Section 2: Agreements and Disagreements with the Preliminary State Plan**

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

The Township does not support any statewide legislation which would automatically permit accessory apartments or home-based businesses. A one-size-fits-all approach to accessory apartments and home-based businesses is not appropriate for the state, given municipalities' unique development and infrastructural needs.

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

The Township proposes adopting a new Housing Element and Fair Share Plan pursuant to the new legislation. No additional modifications are proposed at this time.

**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.**

In addition to the recommendations offered in Item# 1, the Township recommends streamlining the NJDEP review process. Several approved applications have dealt with significant wait times with the NJDEP, thus being contrary to the Preliminary Plan's economic development goal of eliminating unnecessary bureaucracy and costly delays.

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

The Township has a robust Greenbelt and has endeavored to preserve large amounts of open space. This has reduced sprawl potential.

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



## MERCER COUNTY CROSS-ACCEPTANCE RESPONSE

☒ Open Space Plan

☒ Open Space Tax: established in 1995

☐ Other

- 6. Is the municipality a member of Sustainable Jersey?** Yes, the Township is a Silver member of Sustainable Jersey.

**If you answered 'No' to the above question, what are reasons for not participating in Sustainable Jersey? Does the municipality have other environmental groups, such as an Environmental Commission or Green Team?** The Township also has a Environmental Commission.

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

**goals and priorities:**

- 1) To encourage economic development in appropriate locations.
- 2) Environmental protection, including regional flood management and open space/ farmland preservation.
- 3) Balancing affordable housing with infrastructural needs.

**8. Additional Comments:**





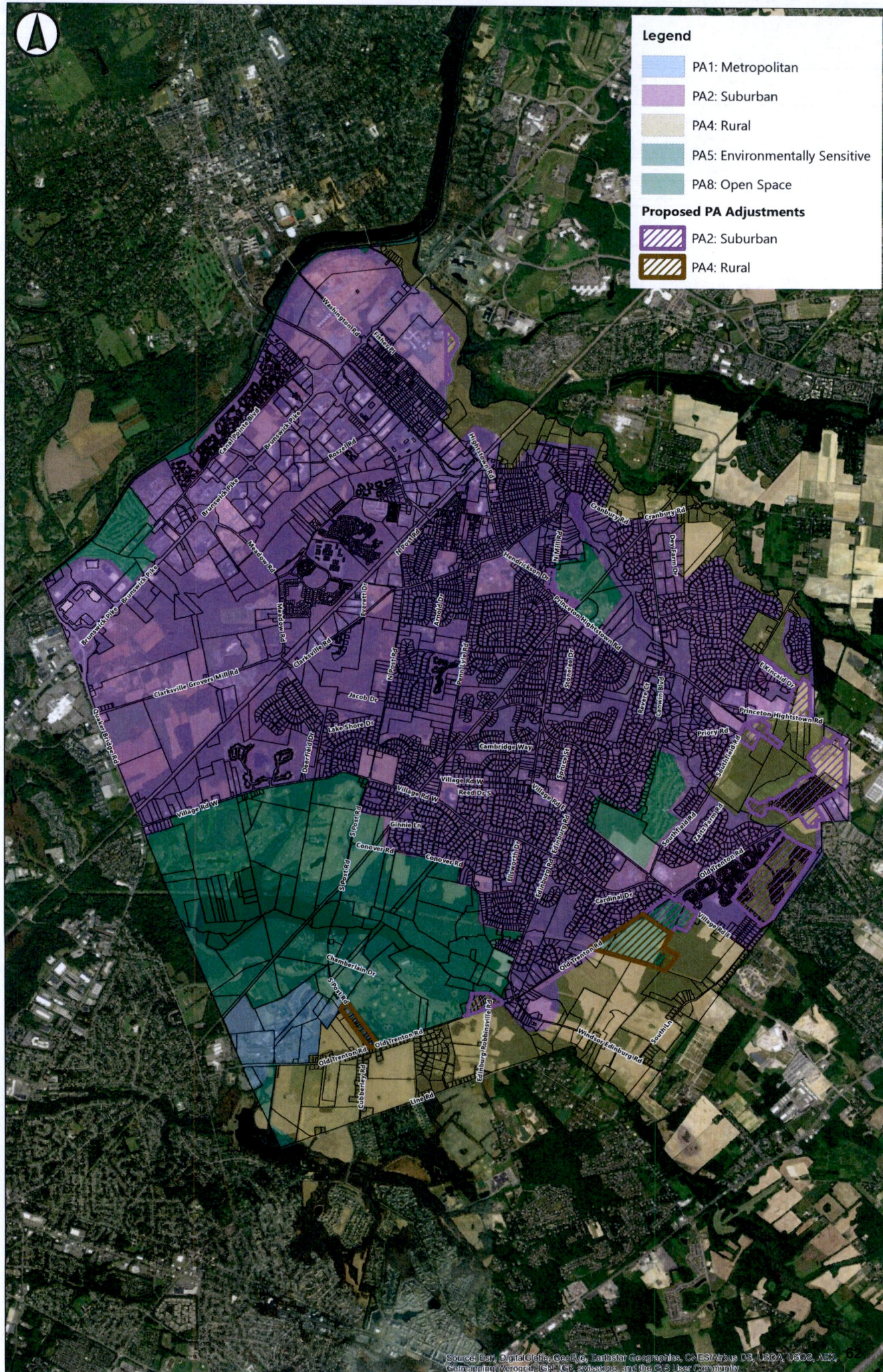


### Legend

- PA1: Metropolitan
- PA2: Suburban
- PA4: Rural
- PA5: Environmentally Sensitive
- PA8: Open Space

### Proposed PA Adjustments

- PA2: Suburban
- PA4: Rural





## **Appendix 1:**

### **Office of Planning Advocacy's 2024 Cross-Acceptance Manual Cross-Acceptance Response Template**

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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:  
Most recent adopted Master Plan and any draft elements currently being considered  
Master Plan Reexamination Report(s)  
Official Map pursuant to N.J.S.A. 55D-32  
Land use map  
Zoning Ordinance and other land development standards  
Zoning map and schedule  
Redevelopment Plans  
Approved Housing Element and Fair Share Plans  
Natural Resource Inventory  
Recreation and Open Space Inventory (ROSI)  
Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local  
Redevelopment and Housing Law (LRHL)  
Resource protection ordinances  
Farmland Preservation/Agricultural Retention Plan  
Any other adopted planning documents (e.g. Stormwater Management Plan,  
Wastewater  
Management Plan, Capital Improvement Plan)
2. Review the ten goals in The Preliminary State Plan and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.
3. If inconsistent how will the municipality or county become more aligned with the State goals and how will this be achieved? What is the predicted timeframe for greater consistency?
4. How well do the designated State Planning Areas suit the current and future development of your municipality and/or county?

### Section 2: Agreements and Disagreements with The Preliminary State Plan

1. Provide a detailed discussion of any issues or recommendations to The Preliminary State Plan in order to better meet local needs.
2. Provide a detailed explanation of how municipal and county plans will be modified in order to create a greater degree of consistency.
3. Provide comments and recommendations regarding State agency implementation of the State Plan including any applicable agency or program, as well as, make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.
4. Submit a Negotiating Agenda, which will form the basis of the negotiation sessions between the Negotiating Entity and the SPC. The agenda should state the issues being presented, proposed alternatives and provide direct citations of pertinent State Plan provisions wherever possible. OPA will then schedule meetings with the Negotiating Entity to work through the agreements and disagreements.



## **Appendix 2:**

### **County and Municipal Cross Acceptance Response Template Submissions**

## Key Takeaways from the Cross Acceptance Process in Mercer County

### Overview

- A total of 11/11 municipalities submitted a CART.
- A total of 6 municipalities submitted mapping feedback on the State Plan Policy Map.

### County CART Response

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## A.2 Cross-Acceptance Response Template

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**Your Municipality:** Mercer County

**Your Name / Title:** Regine Delcy, Principal Planner

**Your Email Address:** [Rdelcy@mercercounty.org](mailto:Rdelcy@mercercounty.org)

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 Elements:

Click or tap to enter a date.

Framework – Adopted September 8, 2010, Amended May 2016

Mobility Element – Adopted September 8, 2010, Amended May 2016. Element is currently being updated

Farmland Preservation Element- August 11, 2021

Historic Preservation Element – Adopted June, 12, 2002, Readopted in its entirety September 8, 2010

Open Space Element – Adopted August 11, 2021

Bicycle Plan – Adopted March 2020

Sustainability Element- in development

☐ Master Plan Reexamination Report(s)

Click or tap to enter a date.



## MERCER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

<input type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32	Click or tap to enter a date.
<input type="checkbox"/> Land use map	Click or tap to enter a date.
<input type="checkbox"/> Zoning Ordinance and other land development standards	Click or tap to enter a date.
<input type="checkbox"/> Zoning map and schedule	Click or tap to enter a date.
<input type="checkbox"/> Redevelopment Plans	Click or tap to enter a date.
<input type="checkbox"/> Approved Housing Element and Fair Share Plans	Click or tap to enter a date.
<input type="checkbox"/> Natural Resource Inventory	Click or tap to enter a date.
<input checked="" type="checkbox"/> Recreation and Open Space Inventory (ROSI)	12/1/2022
<input type="checkbox"/> Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL)	Click or tap to enter a date.
<input type="checkbox"/> Resource protection ordinances	Click or tap to enter a date.
<input checked="" type="checkbox"/> Farmland Preservation/Agricultural Retention Plan	8/11/2021
<input checked="" type="checkbox"/> Any other adopted planning documents- Wastewater Management Plan	10/9/2013

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

The County's Master Plan Framework, Master Plan Elements and Wastewater Management Plan align with the proposed ten goals in the Preliminary Plan. The Mercer County Master Plan considers the County through three interrelated regional systems: Economy, Transportation and Environment. The interdependencies of the systems are balanced through the County's Master Plan elements to help the County achieve sustainable development. Specific policy objectives in the Mercer County Master Plan Framework that align with the goals in the Preliminary State Plan include:

- Promote appropriate location and design of new development with opportunities for transit, regional equity and preservation





## MERCER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

- Provide infrastructure and other incentives that promote growth where appropriate
- Promote housing choices that meet the region's needs
- Direct growth to transit corridors and centers
- Promote compact design, walkable and mixed-use centers, that support transit
- Match jobs to housing to reduce long auto commutes to work
- Promote strategic capacity expansion to support compact development and multimodal options
- Promote access management to enhance safety and capacity
- Promote land use patterns that limit stormwater runoff and increase green infrastructure
- Promote redevelopment
- Protect stream corridors
- Prioritize open space acquisition to protect environmentally sensitive areas, complete greenway networks, support compact development, and provide recreation opportunities to underserved populations

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 County's Master Plan documents are consistent with the State Plan.

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

### Section 2: Agreements and Disagreements with The Preliminary State Plan

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

The Preliminary State Development and Redevelopment plan does not make any reference to Wastewater Management Plans, or the entities with maintain them: Designated Planning Agencies (DPAs). Below, please find recommendations for addressing this lack:

- This State Plan needs a clear statement indicating the best mechanisms through which the interplay of its wastewater and water quality priorities are navigated – especially in rural or suburban spaces with poor soils and/or high-water tables, and outdated septic systems on small lots. The priorities can be read such that nuanced approaches can be taken to provide sound wastewater management without overdeveloping rural/suburban communities but does not explain how this should be accomplished. The best way for this to be managed is by a closer working relationship between DEP and the DPAs, with an emphasis on the ability of the more locally knowledgeable entity, the DPA, to handle these nuances on a case-by-case basis. Too often, the State is uneasy to decide when



## MERCER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

municipalities are not in agreement and is unwilling to adopt amendments to a WMP which have been approved by a DPA, out of what seems like a focus on local politics rather than the environmental priorities expressed in this draft document.

- Another item missing from Preliminary State Development and Redevelopment plan is a clear description of how dynamically updated Landscape Project (LP) data on Threatened and Endangered Species relates to adopted Sewer Service Areas (SSA). Currently, when a new LP dataset is produced, at seemingly random intervals, DPAs are asked to remove all LP areas ranked 3,4 or 5 from SSA, whether they were previously adopted into SSA or not. The better approach is to have DPAs address the intersection of adopted SSA with all *newly* assigned LP 3,4,5 areas at the time of a WMP update, and to have a clearer communication of what data will be used in a WMP update at the beginning of a DPA's work on a WMP update, before time and resources have been spent on developing the WMP update.

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

Although the County's current Mobility Element aligns with the Preliminary Development and Redevelopment Plan goals, the updated plan will remain consistent. Furthermore, while sustainability is a theme in all the County Master Plan documents, the County is currently drafting a County-wide Sustainability Element to formalize the County's commitment to sustainable practices.

**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.** Please see question 1.

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

The County focuses on expanding our existing county-owned open spaces and targeting those areas highlighted in our Open Space Element and our Farmland Preservation Element. Please see the [Mercer County Master Plan Farmland Preservation Element](#) and [Mercer County Master Plan Open Space Element](#)

Finally, the County's support of The Sourlands Conservancy (formerly the Sourlands Regional Planning Council) to create a Sourlands Special Resource Area that would encompass part of northern Hopewell Township in Mercer County as well as municipalities in adjacent Hunterdon and Somerset Counties is documented in the Farmland Preservation Element.



## MERCER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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

☒ Open Space Plan

☒ Open Space Tax

☐ Other

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

☐ Yes

☒ No

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

Sustainable Jersey does not currently have a program for Counties. The County has participated in the Mercer County Sustainability Coalition, an alliance of the Green Teams and sustainability organizations in Mercer County.

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

- 1) Encourage coordination with and among our municipalities for more effective regional planning to increase development density where infrastructure already exists.
- 2) Preserve undeveloped open space and farmland and support the continued viability of historic resources within the County.
- 3) Provide complete streets, multimodal and transit resources across all municipalities to enable sustainable access to everyday needs.

**8. Additional comments:**





## Municipal CARTs

### EAST WINDSOR TOWNSHIP

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## A.2 Cross-Acceptance Response Template

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Your Municipality: East Windsor Township

Your Name / Title: Ed Snieckus, Jr

Your Email Address: es@burgis.com

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

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

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

- |  |                               |
|--|-------------------------------|
| <input checked="" type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered                              | 10/4/1993                     |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s)  | 7/18/2022                     |
| <input checked="" type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32   | Click or tap to enter a date. |
| <input checked="" type="checkbox"/> Land use map   | 10/4/1993                     |
| <input checked="" type="checkbox"/> Zoning Ordinance and other land development standards  | 12/1/2024                     |
| <input checked="" type="checkbox"/> Zoning map and schedule  | 2/3/2017                      |
| <input checked="" type="checkbox"/> Redevelopment Plans  | 8/2/2022                      |
| <input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans  | 11/10/2017                    |
| <input type="checkbox"/> Natural Resource Inventory  | Click or tap to enter a date. |
| <input checked="" type="checkbox"/> Recreation and Open Space Inventory (ROSI)   | 12/1/2023                     |
| <input checked="" type="checkbox"/> Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL) | 8/2/2022                      |



## MERCER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

- |  |            |
|--|------------|
| <input checked="" type="checkbox"/> Resource protection ordinances   | 12/1/2024  |
| <input type="checkbox"/> Farmland Preservation/Agricultural Retention Plan   | 10/23/2024 |
| <input checked="" type="checkbox"/> Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan) | 12/1/2024  |

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

The East Windsor Master Plan goals and objectives are significantly consistent with the state plan draft goals. Specifically, the related goals include the following

- Development policies that benefit all residents, economic development that seeks to be sustainable and encourage development and improvement of industrial and commercial land uses which will expand local job opportunities and produce a stable and balanced economic base.
- The goals promote an adequate supply of housing that meets the diverse and shared needs of all New Jersey residents, regardless of income levels.
- The goals promoting responsible redevelopment of existing assets where they promote the overall goals and objectives of the Township.
- The Township plans support sustainable growth and reinvest in the resiliency of communities threatened by a changing climate.
- Promote continuation of farming as part of an agriculture-related economic base.
- Protect environmentally sensitive areas and ensure compatible balance between environmental and economic concerns as well as providing for adequate recreation and public facilities to accommodate existing and future residents.
- Preserve, to the extent practical and feasible, environmentally sensitive areas, major vistas and other aesthetic attributes of the township.

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

The Township's overall planning goals are consistent with the state plans although are more specific to the Township's needs and visions for their community.

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



## MERCER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

- While the state plan planning areas are generally consistent with the areas of existing development and planned growth by the Township, the limits are in many places not aligning with the established limits of development as may be indicated by the land use and land cover data available.
- The various planning areas should be updated with the state database of established open space and recreation areas to plan the appropriate connections and to safeguard these important planning areas for the municipalities residents.





## Section 2: Agreements and Disagreements with The Preliminary State Plan

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

- The state plan includes goals to protect environmentally sensitive areas, although the broad statements regarding encouraging development and redevelopment in the various planning areas, should include a specific caveat that these goals have broad intentions for the areas designated and that they are subject to the specific environmental limitations of stream, riparian, wetland and floodplain limitations as well as important groundwater recharge areas for the continued recharge of aquifers. In addition, the development statements of the state plan should include text that make specific reference to the need to balance statewide objectives with local municipalities master plan goals and objectives.
- State planning goals should also promote development that seeks to balance the needs for residential development with a supply of indoor and outdoor recreation development to ensure infill or new greenfield development includes development of these resources.
- While the state plan promotion of mass transit opportunities statewide is generally appropriate, a “one size fits all” approach by the plan or the legislature enacting regulations not requiring parking on site, should be based upon specific statistical information to inform the decision process. The enactment of binding statewide regulations without this analysis or the promoting of a “one size fits all” for proximity to mass transit without an analysis of the practicality of the use of such facilities, can be extremely impactful despite their intentions. Such regulations can create impacts on a location due to geographic limits or other location specific limitations. A location may not have close accessibility to goods and services and may not be practical to use mass transit opportunities to get to such services. This location specific limitation in some cases necessitates the need for a vehicle to access goods and services. The wholesale removal of parking needs close to transit may work in some urban locations they will not work in some more suburban and rural locations.
- The issue of accessory dwelling units throughout the state should not be a “one size fits all” approach instead they should be subject to local planning. The state should continue to recognize the benefits of municipal level land use planning in understanding and applying the knowledge of their context in permitting such regulations. In addition, the promotion of such infill development needs to be factored into the impacts of a changing climate that is recognized in the state plan. Exempting greater impervious surfaces will cumulatively create greater runoff which can exacerbate flooding.

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



## MERCER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

- Municipal master plans and related elements will be periodically updated to address contemporary needs, and the related goals of the state plan will be reviewed and considered on balance with local conditions.
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.**
- In addition to those stated above, further streamlining of minor application to the NJDEP is recommended.
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.**
- It is recommended the state consider limiting development adjacent to flood prone areas including those that may be on the fringe of floodplain areas in consideration of the predicted greater impacts due to climate change.
6. **Does the municipality and/or county have the following?**
- ☒ Open Space Plan
  - ☐ Open Space Tax
  - ☐ Other
7. **Is the municipality a member of Sustainable Jersey?**
- ☒ Yes
  - ☐ No



## MERCER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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

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

While all the Township's goals are important and it is difficult to distill them to just three, the following are offered as the most important in consideration of contemporary needs:

- 4) To unify the township through coordinated open space, facilities and service needs by channeling new growth to infill areas containing infrastructure capacity, so that it functions physically, socially and economically as a homogeneous community rather than as random assemblage of large-scale developments.
- 5) To recognize water supply and wastewater disposal as limited resources that must not be overburdened.
- 6) Provide for a balance among residential, industrial and commercial land uses as outlined in the Township Land Use Plan.
- 7) Encourage development of a township wide open space network which connects local parks and portions of environmentally sensitive areas with walkways or bicycle paths within easy access to residents, or through the preservation of open space providing habitat for wildlife without pedestrian or bicycle access. Connection to an between such improvements shall be required of future developments where deemed appropriate.

**9. Additional comments:**





# MERCER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

## EWING TWP



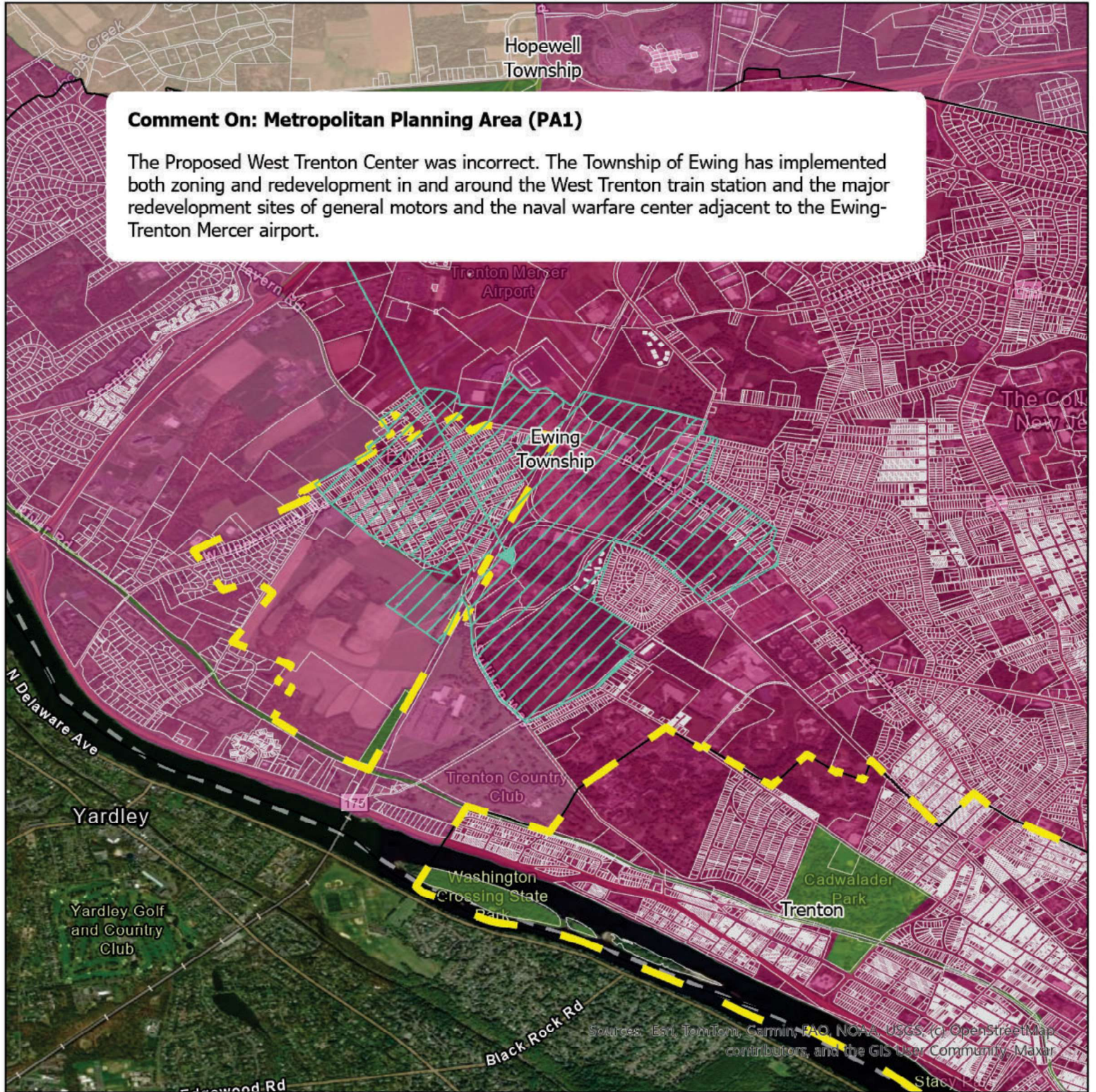


# State Plan Policy Map

## Ewing Township, Mercer County

### Comment On: Metropolitan Planning Area (PA1)

The Proposed West Trenton Center was incorrect. The Township of Ewing has implemented both zoning and redevelopment in and around the West Trenton train station and the major redevelopment sites of general motors and the naval warfare center adjacent to the Ewing-Trenton Mercer airport.



Sources: Esri, DeLorme, Garmin, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Maxar



### NJ State Plan - Planning Areas

- PA 1 - Metro
- PA 2 - Suburban
- Park

### Boundaries

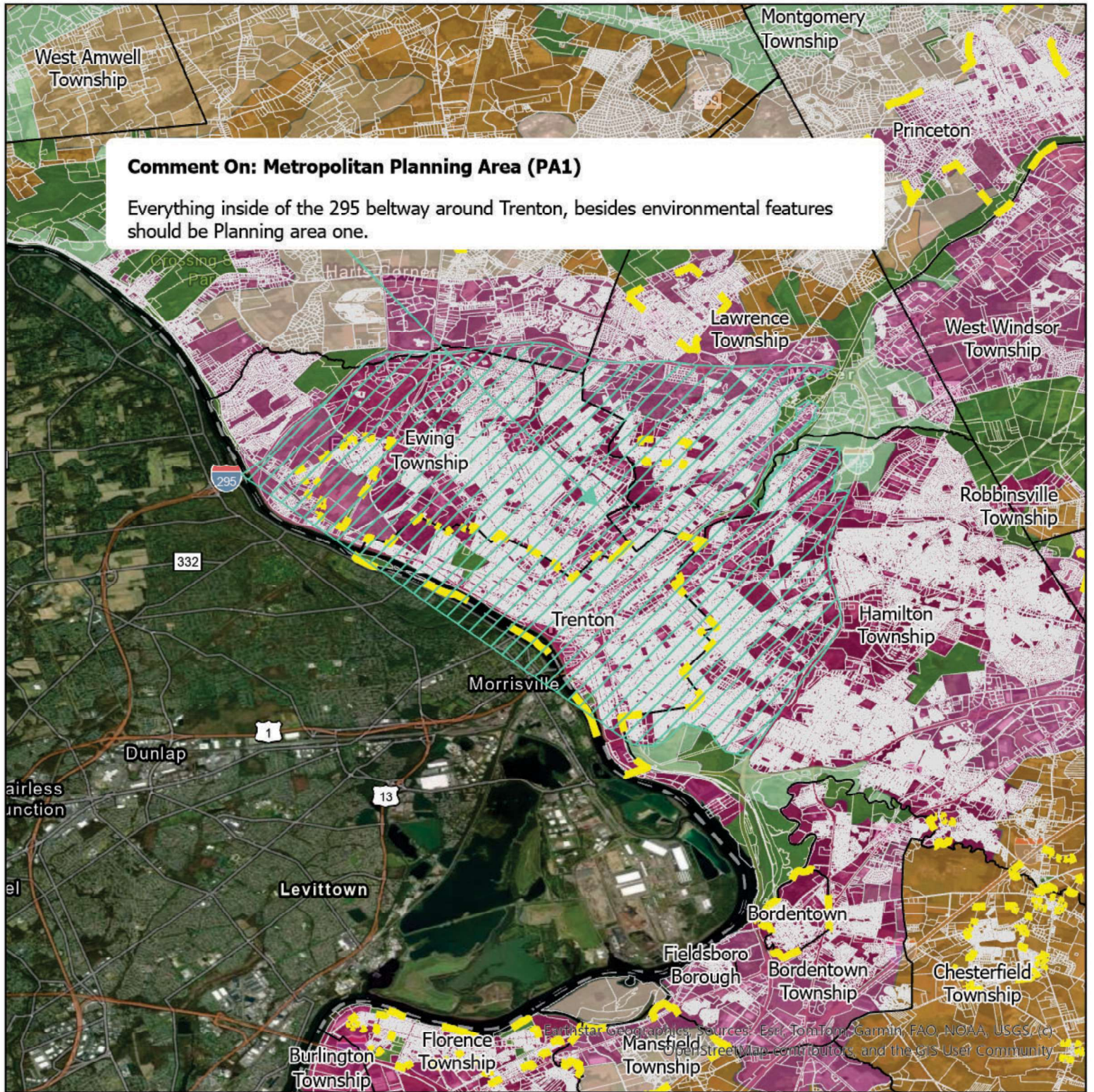
- State Plan Centers
- Proposed Map Change (From Municipality)
- Mercer County Boundary
- Municipal Boundaries
- Parcel Boundaries

0 0.23 0.47 0.94 Miles



# State Plan Policy Map

## Ewing Township, Mercer County



### NJ State Plan - Planning Areas

- PA 1 - Metro
- PA 2 - Suburban
- PA 3 - Fringe
- PA 4 - Rural
- PA 5 - Environmentally Sensitive
- Park

### Boundaries

- State Plan Centers
- Proposed Map Change (From Municipality)
- Mercer County Boundary
- Municipal Boundaries
- Parcel Boundaries



# State Plan Policy Map

## Ewing Township, Mercer County

### Comment On: Environmentally Sensitive Planning Area (PA5)

The confluence of the main and the West branch of the Shabakunk creeks are significant tributary's to the Assunpink system which are all both environmentally challenged and flood prone. Working with the municipalities of Lawrence and Trenton we can clean up these waterways and increase flood storage.



#### NJ State Plan - Planning Areas

- PA 1 - Metro
- PA 2 - Suburban
- Park

#### Boundaries

- State Plan Centers
- Proposed Map Change (From Municipality)
- Municipal Boundaries
- Parcel Boundaries

0 0.13 0.25 0.5 Miles



## MERCER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

### Respondent Identification

Your Municipality:

Ewing

Your Name and Title:

Charles Latini, Township Planner

Your Email:

cwl@latinigleitz.com

### Section 1: Consistency with the Preliminary State Plan

Indicate which documents the municipality has adopted:

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

For any documents selected in Question 1, please list and provide the date of most recent adoption.

Parkway Avenue redevelopment plan - October 2022

Towns Center Redevelopment Plan - June 2023

Re-examination report of the master plan - March 2025

Master plan - February 2006

Lexington Parkway redevelopment plan- July 2024

Olden Avenue Redevelopment Plan - September 2022

NRI - 2016

Fair Share Housing Plan - September 2023

ERI - 2005

Tax Maps 2017



## MERCER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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.

Comments in order of goals listed

- 1) Mercer County and Ewing Township have been a leader in this regard.
- 2) Ewing has worked to accomplish this. Many other towns in the County have not.
- 3) Ewing and County has invested in their roads for all modes of transportation. Funding lags behind vision.
- 4) Well on our way although more can be done along and within our Capital City Trenton
- 5) Climate Change we all need to do better in adaptation
- 6) As a County we've done well preserving land but mostly in more rural/suburbs
- 7) We lag in the regard. I would like to see County, towns partner with private sector aggressively
- 8) Same. We lag in the regard
- 9) The County has done a great job providing resources to Ewing Township to support underserved sections of the Township from an infrastructure standpoint. Housing support remains in great need.
- 10 NJ has an F in this category. The Governor's EO4 was an abysmal failure.

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?

It's the State that needs to catch up to Ewing and the County. From an overabundance of underperforming state property and the lack of coordination in planning of, to infrastructure, the State is absent. We've ceased asking for assistance.

The Township has been aggressive in pursuit of implementation of its Center without a single thread of State support.

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

Fairly well, although I would not classify anything inside of the I-295 corridor as PA2 - Suburban.

Additionally the Center boundary for West Trenton is not accurate. We need to tighten it up and remove a preserved farm (with exception to immediately adjacent to the WT train station) from the center boundary. The Township has been aggressive in pursuit of implementation of its Center without a single thread of State support, the boundary should be adjusted.





## MERCER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

### Section 2: Agreements and Disagreements with the Preliminary State Plan

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

State agencies need to align their plans with the state plan. Their request for us to be consistent, and to align with their goals is disingenuous. Agencies continue to write rules and fun programs outside of the confines of a comprehensive plan. If the state does not alliance resources then what is the purpose of a State Plan?

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

We need to do better at planning and improving our parks and open spaces. Otherwise, we will keep implementing the State Plan without the support of the State.

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.

DOS - All Agencies should have a functioning Planning Division that all program need to coordinate through.

The Planning Divisions should report up to an Office of State Planning that coordinates State Plan implication  
NJDEP - flexibility in the application of its regulations needs to occur in urban areas. Economic growth objectives need to be prioritized, although the environment does in fact need to be adequately addressed for the needs of the natural environment and the people. Urban parks and environmental restoration also needs to be prioritized. Funding should be focused on areas where people live. Other areas of the state that require preservation and conservation should be prioritized through stricter regulations.

NJTRANSIT - A world class system needs world class subsidy.

EDA - Planning should actually direct where they invest money.

NJDCA - Code administration has been a nightmare the local level. NJ's affordability crisis begins with construction costs

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.

Mercer County Transfer Station / former incinerator - environmental cleanup

Confluence of the West Branch and Main Branch of the Shabakunk Creek - State property. Flood control, water quality restoration, and economic development.



## MERCER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

Does the municipality and/or county have the following?

Open Space and Rec Plan Element of master Plan

Is the municipality a member of Sustainable Jersey?

Yes

If you answered 'No' to the above question, what are reasons for not participating in Sustainable Jersey? Does the municipality have other environmental groups, such as an Environmental Commission or Green Team?

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

Complete the transformation of the Town Center into a vibrant mixed-use community

Housing Rehabilitation

Parks, Open Space and Public Spaces planning and improvement

Additional Comments:

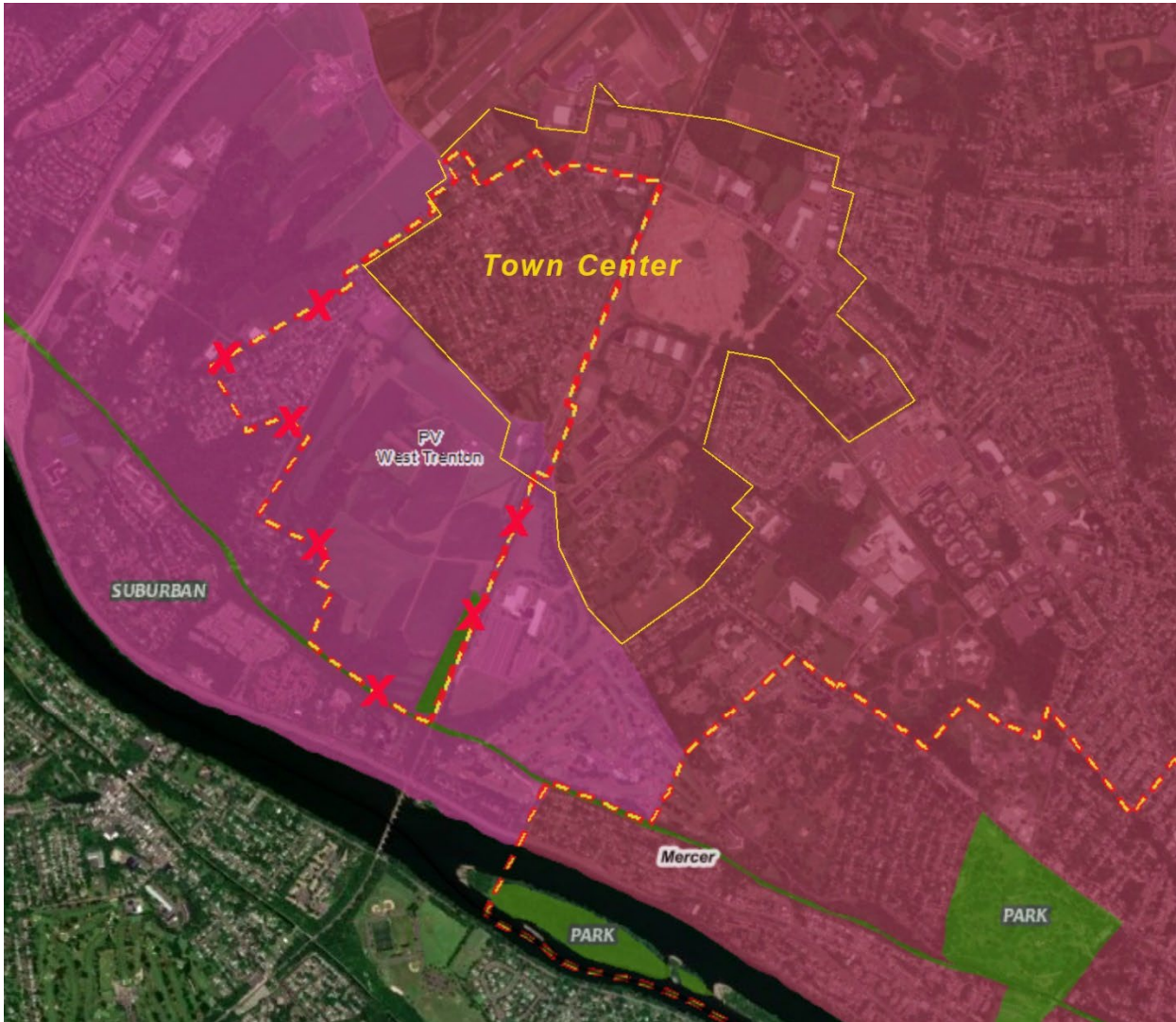
Attached is the Center boundary. I am unsure how that boundary in the Prelim Plan was drawn, but it was never contemplated to be implemented in that manner

If there is other supporting documentation that you would like to supply to answer one of the survey questions above, please upload here.

TownCenter.pdf, 1.14MB



## MERCER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE





## MERCER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

### HAMILTON TWP

#### Respondent Identification

Your Municipality:

Hamilton Township

Your Name and Title:

Robert C Poppert, PP/AICP Township Planner

Your Email:

rpoppert@hamiltonnj.com

#### Section 1: Consistency with the Preliminary State Plan

Indicate which documents the municipality has adopted:

Most recent adopted Master Plan and any draft elements currently being considered, Master Plan Reexamination Report(s), Zoning Ordinance and other land development standards, Zoning map and schedule, Approved Housing Element and Fair Share Plans, Natural Resource Inventory, Recreation and Open Space Inventory (ROSI), Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL)

For any documents selected in Question 1, please list and provide the date of most recent adoption.

Most recent adopted Master Plan and any draft elements currently being considered – Hamilton Township Master Plan – June 16, 2011

Master Plan Reexamination Report(s) – Amended Mater Plan Reexamination Report December 9, 2021, amended March 24, 2022.

Zoning Ordinance and other land development standards – Land Development Code codified 1979 and revised as needed thereafter

Zoning map and schedule Last amended December 8, 2023

Approved Housing Element and Fair Share Plans - 2019 Amended Third Round HEFSP with appendices

Natural Resource Inventory – Hamilton Township ERI – December 2024

Recreation and Open Space Inventory (ROSI) – 2021 Township of Hamilton Open Space and Recreation Plan

Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL) – Most recent plan is Redevelopment Plan for Patterson Avenue Landfill October 6, 2020



## MERCER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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

**Economic Development** - as a whole we align with the objective of the state plan. Just held a job fair this past Friday with over 1,500 people coming thru the door. We do have a greatly diverse community and look to create and fill jobs at all levels across the Township.

**Housing** - While our zoning codes do not match up with all of the goals of the State plan, we do recognize the need for all housing types, mainly affordable units. As we wrap up our Third Round obligations, we and hard at work to formulize our Fourth Round obligations.

**Revitalization** - in recent years we are experiencing more redevelopment of older underutilized buildings throughout the Township, creating new and exciting uses for housing and new commercial development.

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?

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

no changes necessary for Hamilton

### Section 2: Agreements and Disagreements with the Preliminary State Plan

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

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

Will need to review State/Municipal goals and objectives before any change are made to align Hamilton with State goals.



## MERCER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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.

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.

Does the municipality and/or county have the following?

**Open Space Plan**

Is the municipality a member of Sustainable Jersey?

**Yes**

If you answered 'No' to the above question, what are reasons for not participating in Sustainable Jersey? Does the municipality have other environmental groups, such as an Environmental Commission or Green Team?

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

**Affordable Housing**

**Redevelopment/Economic Development**

**Transportation/Traffic**

Additional Comments:

If there is other supporting documentation that you would like to supply to answer one of the survey questions above, please upload here.





## HIGHTSTOWN BORO

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### A.2 Cross-Acceptance Response Template

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**Your Municipality: Hightstown Borough**

**Your Name / Title: Beverly Asselstine, Chair, Hightstown Planning Board**

**Your Email Address: baamjc@aol.com**

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

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

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

<input checked="" type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered	10/13/1998
<input checked="" type="checkbox"/> Master Plan Reexamination Report(s)	11/12/2024
<input checked="" type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32	12/31/2024
<input checked="" type="checkbox"/> Land use map	11/12/2024
<input checked="" type="checkbox"/> Zoning Ordinance and other land development standards	12/18/2024
<input checked="" type="checkbox"/> Zoning map and schedule	6/1/2020
<input checked="" type="checkbox"/> Redevelopment Plans	7/31/2006
<input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans	4/10/2023
<input checked="" type="checkbox"/> Natural Resource Inventory	6/11/2012



## MERCER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

<input checked="" type="checkbox"/> Recreation and Open Space Inventory (ROSI)	5/7/2018
<input checked="" type="checkbox"/> Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL)	7/31/2006
<input checked="" type="checkbox"/> Resource protection ordinances	2/5/2024
<input type="checkbox"/> Farmland Preservation/Agricultural Retention Plan	Click or tap to enter a date.
<input checked="" type="checkbox"/> Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)	Click or tap to enter a date.
Stormwater Management Plan	
11/12/2024	
Route 33 Corridor Study and Amendment	
8/12/2013	
Downtown Hightstown Design Standards	
2/13/2017	
Mobility Master Plan	
1/11/2021	
Redevelopment Area Circulation Study	
12/13/2021	
Greenways Plan	
10/13/1998	
Cultural Arts Master Plan	
2/13/2017	

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

The Hightstown Master Plan goals and objectives incorporate all the goals in the Preliminary State Plan. The current Master Plan was established in 1998. Numerous amendments have been adopted that delve deeper into emerging issues, such as affordable housing, stormwater management and mobility



## MERCER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

infrastructure. In the 2024 Reexamination Report all the goals and objectives were reviewed and revised in order to address the current needs of the community.

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

Hightstown is largely consistent with the State Goals, but will strive for even greater consistency through several new or updated Master Plan elements, which were identified as priorities in the 2024 Master Plan Reexamination. These include a new Community Facilities Element, a new Economic Development Element, an updated Housing Element and Fourth Round Fair Share Plan, a revised Open Space, Recreation and Sustainability Element and updates to the Natural Resources Inventory. Hightstown hopes to address these items over the next three years and is actively pursuing funding opportunities for technical assistance.

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

Hightstown straddles the definition of “Planning Area 1 - Metropolitan” and “Planning Area 2 - Suburban” - yet it is wholly designated as PA2 Suburban. Hightstown largely meets the intent of “Planning Area 2 - Suburban,” but greatly exceeds one of the three guiding criteria, population density. PA2 is intended for a population density of less than 1,000 people per square mile, while Hightstown contains 4,796.7 people per square mile. This makes it the second densest municipality in Mercer County, behind Trenton.

The new State Plan lacks the nuance previously seen in State Plans, where small yet dense municipalities could be designated as Town Centers. While one intent of PA2 is to revitalize and enhance towns and other traditional settlements, the state plan generally characterizes Centers as large metropolitan areas with easy access to public transit hubs. Some criteria of PA1 better describe Hightstown, as the borough contains a large overburdened community, is impacted by old industrial pollution at obsolete industrial sites, has been burdened with large volumes of regional traffic passing through on state and county roads and has been previously identified as one of the state's Town Centers. Hightstown is also a transit desert and 8% of residents do not have access to a car, far exceeding Mercer County and New Jersey as a whole. It is more than nine miles to NJ Transit’s Princeton Junction station and public bus service to New York City through Coach USA was eliminated during the pandemic. Shuttle buses to Princeton Junction, Mercer County Community College and a small number of regional employment centers are provided through Greater Mercer TMA or private jitney services. There are numerous private taxi companies filling the void.





## MERCER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

The state plan should provide more specific recommendations for how to drive revitalization in the hundreds of smaller towns within PA2 where supporting infrastructure is already in place.

### 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.**

Hightstown finds the state's planning areas to lack granularity and is concerned with their usefulness in guiding future regional planning. Further, the state plan contains several strong recommendations on regional planning priorities that require collaboration across local governmental jurisdictions; but, makes no suggestion for new policies or how to turn these suggestions into enforceable regulations. Currently there is no incentive to look beyond local self-interest in transportation/traffic management, land use/sprawling development, housing affordability, stormwater management, etc.

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

Hightstown's recent Master Plan Reexamination report (2024) identified several new elements to be written, along with some dated elements and references which will require update within the next three years. This activity will be performed with an eye towards greater consistency with the new State Plan.

Hightstown is working with Mercer County as a participant on the county's Vision Zero Action Plan Steering Committee. This will result in the identification of a high impact network across the county and the development of standardized mitigation strategies that can be applied to county and local roads. Once complete, a new Vision Zero policy will be submitted to Borough Council for consideration and adoption.

Hightstown is currently reviewing the model Complete and Green Streets policies developed by NJ Department of Transportation. Recommendations for an appropriate enhanced policy will be submitted to Borough Council for consideration and adoption.



## MERCER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

Hightstown is preparing an application under the Transportation and Community Development Initiative program through the Delaware Valley Regional Planning Commission for a Parking and Economic Development Plan for the Downtown and Gateway zones.

The Hightstown Planning Board is reviewing options for addressing accessory dwelling units in our Borough code. Recommendations will be developed and submitted to Borough Council for consideration and adoption.

- 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.**

Recommendation 1: NJ Department Of Transportation has a strong complete streets policy, supporting design guide and implementation manual for capital projects; however, this policy does not apply to Local System Support projects and is not used for ongoing maintenance, such as repainting crosswalks with low visibility markings instead of high visibility design standards on state routes. These are missed opportunities to improve pedestrian and bicycle safety. In addition, NJDOT provides technical assistance to municipalities for the purpose of creating multi-modal mobility plans; but those plans are not shared across other DOT departments so they can be integrated into all DOT projects in the municipality.

Recommendation 2: NJ Department Of Transportation should enact policy changes that manage and, where possible, separate regional from local traffic. This is especially important on state roads that serve as main streets in small centers, such as the bisection of Hightstown's downtown by State Route 33. The new policy should require close coordination with municipalities and alignment of state routes with local planning standards, including lowering speed limits, enhancing crosswalks, expanding sidewalk coverage, adding bicycle facilities and restricting trucks.

Recommendation 3: NJ Department of Environmental Protection should restructure the way it analyzes and regulates stormwater management around the entire watershed, instead of artificial municipal or county borders. Much of our infrastructure (e.g., bridges, culverts, etc.) was designed for different hydrologic conditions (i.e., less impervious area) than presently exists. Rapid development in many parts of the state increases imperviousness and, when combined with climate change, results in increased



## MERCER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

peak and volumes of stream flows. The increased amount of water leads to stream bank erosion, which results in unstable areas at roadway crossings, and degraded stream habitats. Increased imperviousness decreases groundwater recharge, decreasing base flows in streams during dry weather periods. Lower base flows can have a negative impact on instream habitat during the summer months. Hightstown is a case study in illuminating the shortfalls of the approach used today. The Borough has been plagued with flooding, driven by watershed impacts outside its planning area, such as street and neighborhood flooding as water backs up behind culverts that are too small for current flows, erosion of stream banks and sediment build-up in Peddie Lake.

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

The Millstone River Basin needs to be protected from the negative impacts of sprawling development, including all lakes and tributaries. This includes Rocky Brook, Timber Run and Peddie Lake in Hightstown. The protection area needs to extend into Monmouth and Middlesex Counties, where extensive housing and warehouse developments upstream have greatly impacted Hightstown. It also should extend downstream where bottlenecks back flood waters up into Hightstown. While some wetlands recovery was installed as a result of the expanded Exit 8 on the NJ Turnpike, it has proven to be inadequate to compete with the extent of development that has occurred in the area. Future discussions on expansion of Exit 8A to accommodate warehouse truck traffic must include additional wetlands recovery and a detailed analysis of the whole watershed to prevent further damage.

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

☒ Open Space Plan

☒ Open Space Tax (Mercer County)

☐ Other

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

☐ Yes

☒ No





## MERCER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

### **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?**

Hightstown has an Environmental Commission that is actively working towards a Sustainable Jersey designation. The Borough first registered with Sustainable Jersey in 2009 and received the first certification December 16, 2014. Additional certifications were received subsequently and then the 2020 process was streamlined due to COVID. The Borough's 2023 and 2024 applications were declined due to lack of local resources to adequately prepare them. A strong 2025 application is anticipated, but the process is overly complicated for a small community with limited resources.

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

#### **8) Economic Development and Redevelopment Projects:**

- a. Complete a comprehensive economic development plan for downtown Hightstown, including a parking management component.
- b. Establish incentives for business investment in Hightstown.
- c. Identify funding source for an economic development director to help implement the plan.
- d. Jump start stalled redevelopment projects and continue to partner with private property owners on potential new redevelopment efforts.
- e. Comment: Hightstown has multiple large redevelopment areas with active ownership and redevelopment plans/agreements in various stages. However, development has not proceeded. Redevelopment law provides for no further incentive to encourage these stalled-out projects, nor is there any ability for municipalities to force action on the part of the developers and property owners once an agreement is in place.

#### **9) Traffic Management and Mobility Enhancements:**

- a. Reduce the impact of regional traffic, including trucks, through our local streets to foster a better business environment and improve pedestrian/bicycle safety.
- b. Continue participating in the Mercer County Vision Zero Action Plan Steering Committee through plan completion and establish Vision Zero and enhanced Complete and Green Streets policies for Hightstown.
- c. Comment: There is no process for regional coordination of warehouse development and the resulting freight traffic. Hightstown sees no economic benefit from these projects,



## MERCER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

while suffering negative impact to its historic structures and increased pollution on routes where its disadvantaged population resides.

### 10) Environmental impact and safety from climate change

- a. Complete a watershed study with other communities in the upper Millstone River Basin in partnership with The Watershed Institute.
- b. Continue to assess existing development and municipal infrastructure in areas with high flood potential throughout the Borough to ensure stormwater management regulations and emergency management procedures are adequate.
- c. Comment: A regional planning process is needed for building climate resilience and managing upstream and downstream impacts from local development.

### 8. Additional comments:



## MERCER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

### HOPEWELL BOROUGH

#### Respondent Identification

Your Municipality:

Hopewell Borough

Your Name and Title:

Joanna Slagle, PP/AICP, Borough Planner

Your Email:

joannaslagle@banisch.com

#### Section 1: Consistency with the Preliminary State Plan

Indicate which documents the municipality has adopted:

Most recent adopted Master Plan and any draft elements currently being considered, Master Plan Reexamination Report(s), Official Map pursuant to N.J.S.A. 55D-32, Land Use map, Zoning Ordinance and other land development standards, Zoning map and schedule, 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, Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

For any documents selected in Question 1, please list and provide the date of most recent adoption.

Land Use Plan adopted 2007

Master Plan Reexamination report 2024

Official Map, zoning map, updated zone schedule 2024

ROSI 2007

Redevelopment Plans adopted in 2025 (57 Hopewell) and 2018 (Lumberyard)

Resource protection ordinances and SWMP 2024

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 Borough's Land Use Plan Goals and objectives and the ten goals of the preliminary state plan align. The Borough supports economic growth, adequate and diverse housing opportunities, infrastructure improvements, revitalization, global climate change issues, protection of resources, historic preservation, and equitable and sound planning. The Borough has made efforts on particular on diverse and affordable housing, redevelopment and revitalization, and address climate hazard issues and flood concerns.





## MERCER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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 Preliminary State Plan does not include any goals that are inconsistent with the Borough's goals and objectives.

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

The Borough is located primarily in PA4 with some areas of open space and environmentally sensitive lands. The Borough is surrounded by open space, preserved farmland, and rural residential density lands found in Hopewell Township. The Borough's historic developed nature aligns with PA4's goal to protect the character of existing stable communities and promote revitalization of existing areas. The Borough's historic preservation protection, use of existing redevelopment areas, and effort to revitalize the Borough's commercial center in a manner that reflects the character of the Borough align with this objective.

### Section 2: Agreements and Disagreements with the Preliminary State Plan

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

The Borough does not have any recommendations for the Preliminary State Plan at this time. The Borough's main areas of concern relate to stormwater management, flooding, traffic and pedestrian safety, protection of the historic character of the Borough, and appropriate revitalization.

Provide a detailed explanation of how municipal and county 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, objectives, and initiatives to address local, regional, and State needs.

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



## MERCER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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 is a major issue. Coordination between Hopewell Township, the County, and the State should be advanced to find solutions and mitigate flooding.

Does the municipality and/or county have the following?

Open Space Plan, Open Space Tax

Is the municipality a member of Sustainable Jersey?

No

If you answered 'No' to the above question, what are reasons for not participating in Sustainable Jersey? Does the municipality have other environmental groups, such as an Environmental Commission or Green Team?

The Borough adopted a resolution in 2009 supporting Sustainable Jersey and to initiate certification; however, due to limited resources, it was not able to complete the process.

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

Historic and cultural preservation

Revitalization

Environmental protections

Additional Comments:



## MERCER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

### HOPEWELL TOWNSHIP

#### Respondent Identification

Your Municipality:

Hopewell Township

Your Name and Title:

Frank Banisch, Consulting Township Planner

Your Email:

frankbanisch@banisch.com

#### Section 1: Consistency with the Preliminary State Plan

Indicate which documents the municipality has adopted:

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

For any documents selected in Question 1, please list and provide the date of most recent adoption.

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.

Hopewell's resource conservation-oriented master plan/zoning survived challenge in part because it was compatible with the 8 State Plan Goals of the adopted State Plan. The 2 additional goals in the State Plan Update - Equity and Climate Change - are also embraced within Hopewell's plan.

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?

Hopewell's successful defense against legal challenge of its lower density master plan and zoning was in part due to the high level of consistency and compatibility between the local and State plans.





## MERCER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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

SDRP policies and land capability mapping correlate well with local planning and zoning, except in several areas where existing farmland is located in growth-oriented planning areas.

### Section 2: Agreements and Disagreements with the Preliminary State Plan

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

Planning Areas 2 and 3 occupy nearly 11,000 acres of Hopewell Township with substantial farmlands interspersed. Inclusion in PA4 or PA5 would better protect these areas.

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

The municipal plan remains highly consistent with the State Plan policies, which largely remain unchanged from 25 years ago. Hopewell's farmland retention objectives would be better served if farm assessed properties were in PA4.

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.

State Agency intercoordination has improved SDRP implementation and further improvements would have merit.

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.

See attached map for farmland areas of concern

Does the municipality and/or county have the following?

Open Space Plan

Is the municipality a member of Sustainable Jersey?

Yes



## MERCER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

If you answered 'No' to the above question, what are reasons for not participating in Sustainable Jersey? Does the municipality have other environmental groups, such as an Environmental Commission or Green Team?

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

1. Protection of community character and quality of life
2. Protection of aquifers and the environment and retention of farmland and open space
3. Promotion of sustainable economic development and tourism

Additional Comments:

If there is other supporting documentation that you would like to supply to answer one of the survey questions above, please upload here.

Map Amendment proposal - April 2025.pdf, 0.13MB

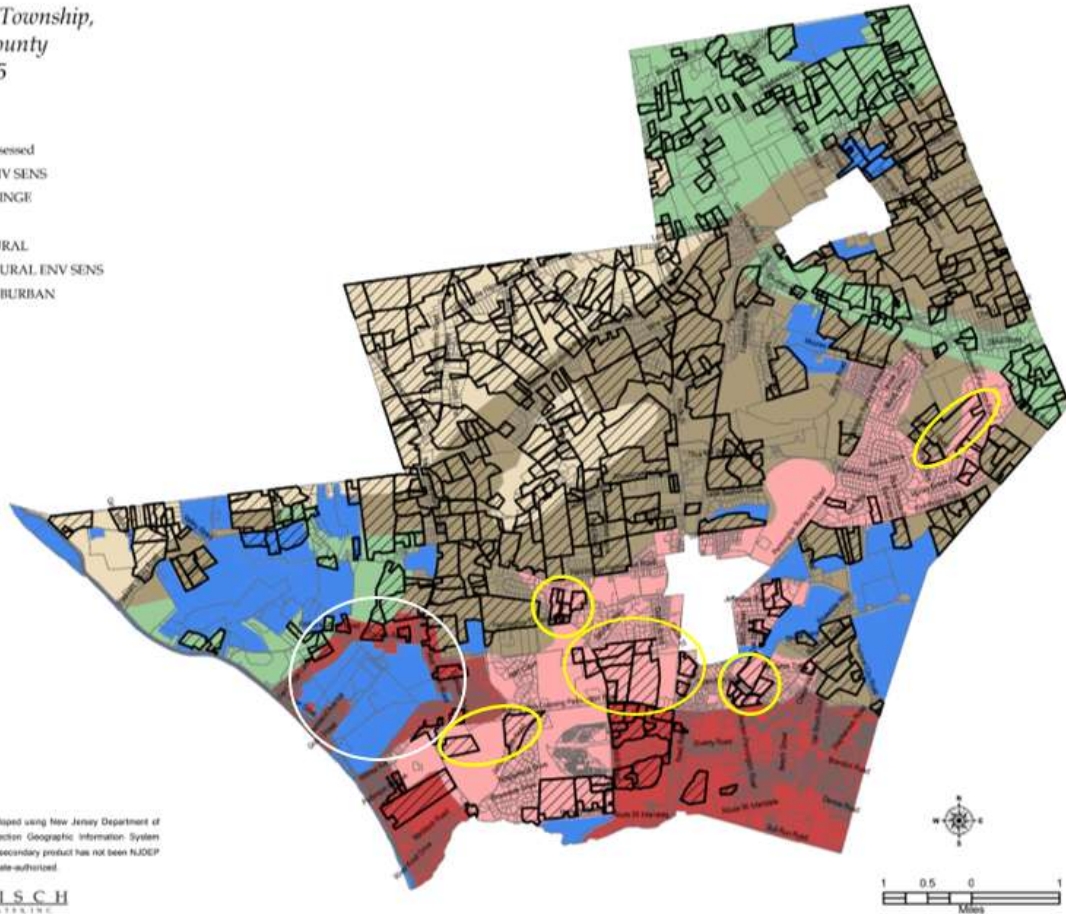


## SDRP and Farm Assessed

Hopewell Township,  
Mercer County  
April 2025

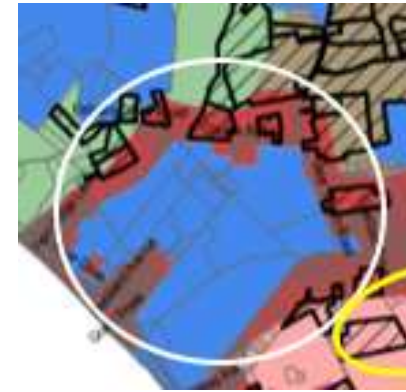
### Legend

- Farm Assessed
- PA 5: ENV SENS
- PA 3: FRINGE
- PARK
- PA 4: RURAL
- PA 4B: RURAL ENV SENS
- PA 2: SUBURBAN



This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been NJDEP verified and is not State-authorized.

**BANISCH**  
ASSOCIATES, INC.  
Planning and Design



From PA2 to adjoining PA3, PA4 or PA5



From PA3 to PA4



## MERCER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

### LAWRENCE TWP

#### Respondent Identification

Your Municipality:

Lawrence Township

Your Name and Title:

James Parvesse, Municipal Engineer

Your Email:

jparvesse@lawrencetwp.com

#### Section 1: Consistency with the Preliminary State Plan

Indicate which documents the municipality has adopted:

Most recent adopted Master Plan and any draft elements currently being considered, Master Plan Reexamination Report(s), Official Map pursuant to N.J.S.A. 55D-32, Zoning Ordinance and other land development standards, Zoning map and schedule, Approved Housing Element and Fair Share Plans, Natural Resource Inventory, Recreation and Open Space Inventory (ROSI), Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

For any documents selected in Question 1, please list and provide the date of most recent adoption.

Master Plan, June 14, 1995

Master Plan Reexamination Report, December 18, 2023

Tax Maps, December 19, 2024

LUO, December 17, 2019

Zoning Map, January 2024

Housing Element and Fair Share Plan, July 19, 2021

Natural Resource Inventory, April 2017

ROSI, August 6, 2020

Redevelopment Plans

Enterprise Avenue, October 14, 2021

3131 Princeton Pike, October 16, 2023

Stormwater Control Ordinance, May 21, 2024

Stormwater Control Plan, April 2005

SPPP, December 31, 2024



## MERCER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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 municipal plans and policies generally incorporate all the key concepts and goals of the State Plan.

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 municipal plans and policies generally incorporate all the key concepts and goals of the State Plan.

Lawrence is in the process of completing a full master plan review and update. As part of that process the Township will be coordinating with the State Plan for consistency.

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

The designated Planning Areas are generally consistent with our current and future development as provided in our zoning plan. However, as part of our ongoing master plan update additional development areas may be identified.

### Section 2: Agreements and Disagreements with the Preliminary State Plan

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

No specific issues or recommendations have been identified at this time; however, we will continue to participate in the process and provide notification of any issues or recommendations that arise during the ongoing master plan development.

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

Again, no specific issues or recommendations have been identified at this time; however, we will continue to participate in the process and provide notification of any issues or recommendations that arise during the ongoing master plan development.

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.

No specific comment or recommendations at this time; however, we will continue to participate in the process and make comment or recommendations as appropriate.



## MERCER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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 part of the ongoing master plan process, the Township will be identifying future areas to be protected or environmentally constrained. The current master plan identifies these areas to be protected and the land use ordinance has protections and regulations for existing environmentally sensitive areas.

Does the municipality and/or county have the following?

Open Space Plan, Open Space Tax

Is the municipality a member of Sustainable Jersey?

Yes

If you answered 'No' to the above question, what are reasons for not participating in Sustainable Jersey? Does the municipality have other environmental groups, such as an Environmental Commission or Green Team?

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

The important local land use planning goals are housing options and opportunities, land preservation and passive recreation though trails and increased connectivity between parcels, and continued economic development and redevelopment in appropriate areas.

Additional Comments:

If there is other supporting documentation that you would like to supply to answer one of the survey questions above, please upload here.





## MERCER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

### PENNINGTON BORO

#### Respondent Identification

Your Municipality:

Borough of Pennington

Your Name and Title:

GP Caminiti, Borough Administrator

Your Email:

administrator@penningtonboro.org

#### Section 1: Consistency with the Preliminary State Plan

Indicate which documents the municipality has adopted:

Most recent adopted Master Plan and any draft elements currently being considered, Master Plan Reexamination Report(s), Land Use map, Zoning Ordinance and other land development standards, Zoning map and schedule, Approved Housing Element and Fair Share Plans, Natural Resource Inventory, Recreation and Open Space Inventory (ROSI), Resource protection ordinances, Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

For any documents selected in Question 1, please list and provide the date of most recent adoption.

Master Plan 1998 and draft elements 2024-25, Master Plan Reexamination Report 5/10/23, Land Use Map 4/5/54, Zoning Ordinance 8/7/78, Land Use Standards 1/27/77, Zoning Map 7/2014, Approved Housing Element and Fair Share Plan 1/27/25, Natural Resource Inventory 2024, Recreation and Open Space Inventory 3/11/15, Resource Protection 4/1/24 (Tree Removal & Replacement), 8/4/08 (Riparian Buffer Conservation), 7/11/16 (Flood Damage Prevention).

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.

1. Economic Development: 40% incorporation of State Plans
2. Housing: 20% incorporation of State Plans
3. Infrastructure: 40% of State Plan
4. Revitalization/Recentering: 30% of State Plan
5. Climate Change: 70% of State Plan
6. Natural & Water Resources: 50% of State Plan
7. Pollution & Environmental: 60% of State Plan
8. Historic & Scenic Resources: 50% of State Plan
9. Equity: 30% of State Plan
10. Sound & Integrated Planning: 70% of State Plan



## MERCER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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?

Pennington Boro has displayed much consistency with the State goals (see above), but remains committed to improving the alignment with State Plan goals through regular review/adjustment/amendment of Borough policies, ordinances, and actions going forward.

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

Pennington Borough is a doughnut community, surrounded on all sides by Hopewell Twp., and greatly affected by development there. Regional stormwater management is critical to Pennington, as stormwater flows into and through the Borough which has originated elsewhere. Because Pennington is built out, preservation of the existing historical nature of the town while protecting natural resources is critical.

### Section 2: Agreements and Disagreements with the Preliminary State Plan

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

Stormwater management on a regional basis (establishment of a stormwater utility for the entire watershed to properly assess infrastructure costs to those creating the runoff.

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

State plan needs to emphasize smart, sustainable growth with equitable housing solutions for middle-income residents.

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.

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.

State highway Rt. 31 corridor and high-density development in neighboring Hopewell Twp. with all of the traffic-congestion related effects have a huge effect on Pennington.



## MERCER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

Does the municipality and/or county have the following?

Open Space Plan, Open Space Tax, Carbon Neutrality Pledge for all Borough operations by 2035

Is the municipality a member of Sustainable Jersey?

Yes

If you answered 'No' to the above question, what are reasons for not participating in Sustainable Jersey? Does the municipality have other environmental groups, such as an Environmental Commission or Green Team?

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

1. Protection of natural resources and drinking water
2. preserving/expanding a walkable, pedestrian-friendly community
3. carbon-neutral development to mitigate climate change related weather events

Additional Comments:



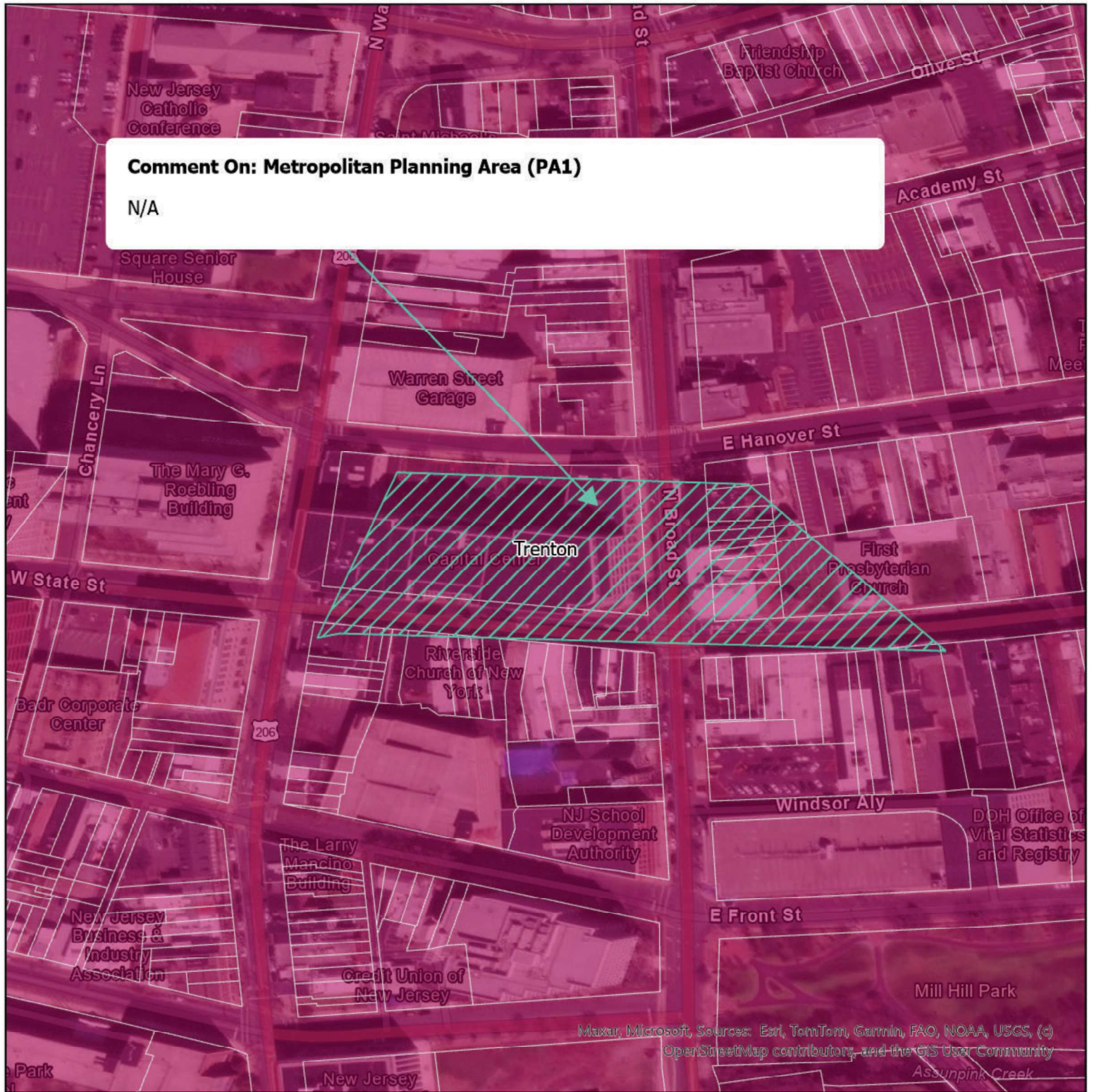


TRENTON CITY



# State Plan Policy Map

## City of Trenton, Mercer County



### NJ State Plan - Planning Areas

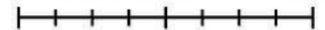
PA 1 - Metro

### Boundaries

Proposed Map Change (From Municipality)

Parcel Boundaries

0 0.02 0.03 0.06 Miles



Year	Report Name
Sep-24	Trenton Trails Plan
Jan-23	Trenton Housing Profile
Dec-21	Capital City Renaissance Plan
Sep-21	Trenton Complete Streets Handbook
Jan-21	Community Health and Wellness Plan
Dec-19	Transit Oriented Development Strategic Plan
Jun-18	Brownfields Program Action Plan
2016-17	Trenton Downtown Paking Management Plan
Feb-17	Circulation
Feb-17	Economic Development
Feb-17	Education and Workforce Development
May-17	Environmental
Feb-17	Housing
Feb-17	Issues & Opportunities
Feb-17	Land Use
Jul-15	Laying the Foundation for Strong Neighborhoods in Trenton, NJ
Jun-08	City of Trenton Hazard Mitigation Plan
Oct-05	Sustainable Design Guidelines
Jun-05	Downtown Policy, Ordinance, and Strategy Recommendations
Jul-05	Trenton250 Vision Map and District Plans
Mar-01	City of Trenton Historic Preservation Plan
Jun-05	Open Space Plan



<b>Author(s)</b>
DVRPC
RPA
Topology
DVRPC
Treneton HED, American Planning Association (APA), American Public Health Assoc. (APHA), Center for
Local Planning Services, NJDCA
Better Environmental Solutions for Trenton Advisory Comm
Nelson Nygaard; Kimley Horn; Streetsense; Andrew Carten
Group Melvin; ACT Engineers; Cooper's Ferry Partnership; Public Works Partners; Urban Partners; Urban
Group Melvin; ACT Engineers; Cooper's Ferry Partnership; Public Works Partners; Urban Partners; Urban
Group Melvin; ACT Engineers; Cooper's Ferry Partnership; Public Works Partners; Urban Partners; Urban
Group Melvin; ACT Engineers; Cooper's Ferry Partnership; Public Works Partners; Urban Partners; Urban
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Group Melvin; ACT Engineers; Cooper's Ferry Partnership; Public Works Partners; Urban Partners; Urban
Group Melvin; ACT Engineers; Cooper's Ferry Partnership; Public Works Partners; Urban Partners; Urban
NJ Community Capital; Center for Community Progress; Isles, Inc.; Joseph C. Cornwall Center for Metropolitan
Trenton City Council & BRS
From Trenton Sustainable Brownfields Development Project dated April 20024
DMJM Harris/ AECOM
Various
TCHED
Not available online

opolitan Studies; Rutgers University, Newark

## MERCER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

### Respondent Identification

Your Municipality:

City of Trenton

Your Name and Title:

Massiel Medina Ferrara, Supervising Planner

Your Email:

mferrara@trentonj.org

### Section 1: Consistency with the Preliminary State Plan

Indicate which documents the municipality has adopted:

Official Map pursuant to N.J.S.A. 55D-32, Zoning Ordinance and other land development standards, Zoning map and schedule

For any documents selected in Question 1, please list and provide the date of most recent adoption.

2023

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.

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?

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





## MERCER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

### Section 2: Agreements and Disagreements with the Preliminary State Plan

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

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

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.

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.

Does the municipality and/or county have the following?

**Open Space Plan**

Is the municipality a member of Sustainable Jersey?

**No**

If you answered 'No' to the above question, what are reasons for not participating in Sustainable Jersey? Does the municipality have other environmental groups, such as an Environmental Commission or Green Team?

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



## MERCER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

Additional Comments:

If there is other supporting documentation that you would like to supply to answer one of the survey questions above, please upload here.



ROBBINSVILLE TWP





# State Plan Policy Map

## Robbinsville Township, Mercer County



### NJ State Plan - Planning Areas

- PA 2 - Suburban
- PA 4 - Rural

### Boundaries

- State Plan Centers
- Proposed Map Change (From Municipality)
- Municipal Boundaries
- Parcel Boundaries

0 0.13 0.27 0.53 Miles



# State Plan Policy Map

## Robbinsville Township, Mercer County

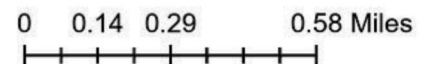


### NJ State Plan - Planning Areas

- PA 2 - Suburban
- PA 4 - Rural
- PA 4B - Rural Environmentally Sensitive
- Park

### Boundaries

- State Plan Centers
- Proposed Map Change (From Municipality)
- Municipal Boundaries
- Parcel Boundaries

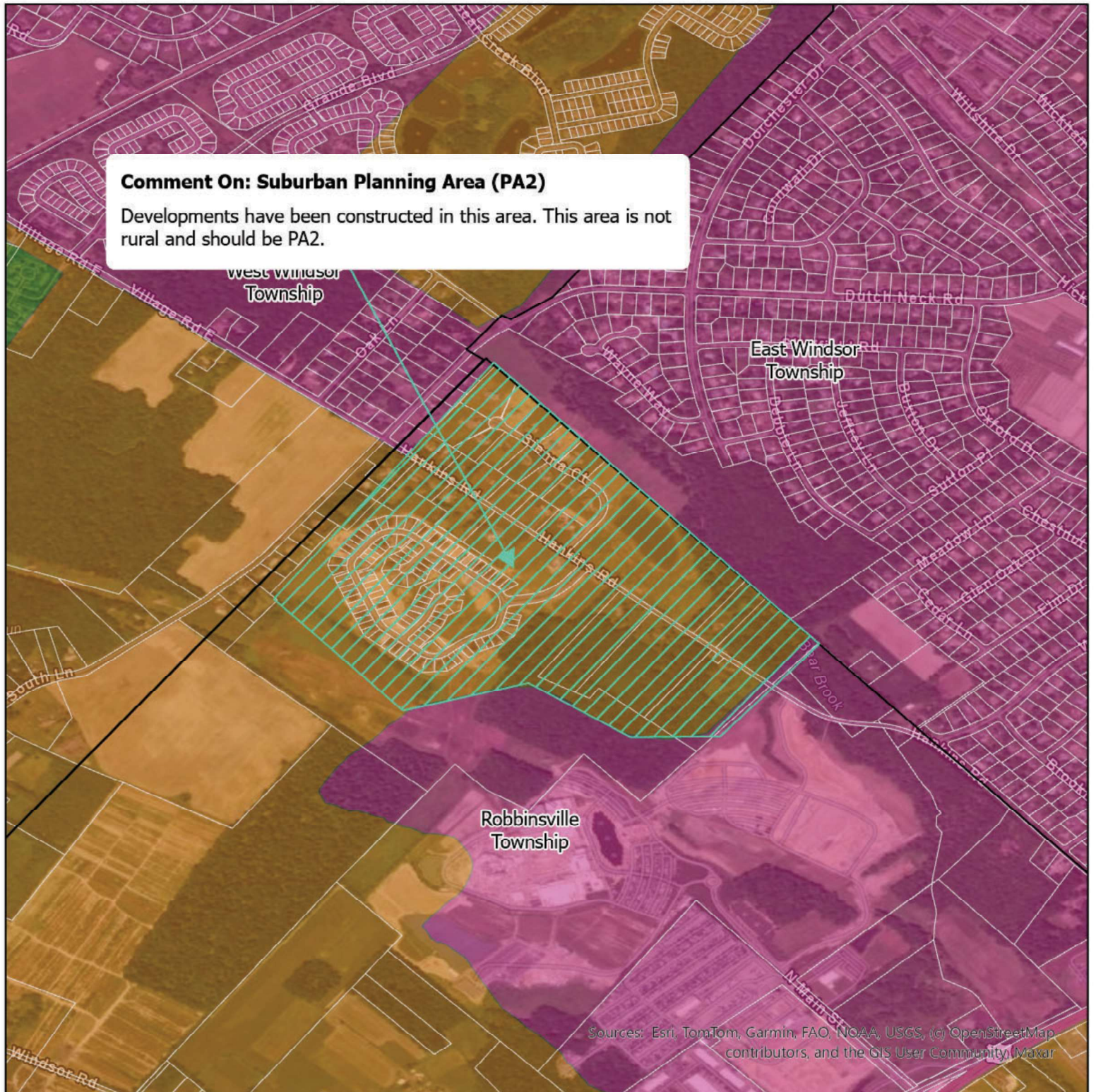


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Maxar



# State Plan Policy Map

## Robbinsville Township, Mercer County



### NJ State Plan - Planning Areas

- PA 2 - Suburban
- PA 4 - Rural

### Boundaries

- State Plan Centers
- Proposed Map Change (From Municipality)
- Municipal Boundaries
- Parcel Boundaries

0 0.09 0.17 0.35 Miles

## MERCER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

### Respondent Identification

Your Municipality:

Robbinsville

Your Name and Title:

Chris English, Director of Community Development

Your Email:

cenglish@robbinsville.net

### Section 1: Consistency with the Preliminary State Plan

Indicate which documents the municipality has adopted:

Master Plan Reexamination Report(s), Official Map pursuant to N.J.S.A. 55D-32, Zoning Ordinance and other land development standards, Zoning map and schedule, Approved Housing Element and Fair Share Plans, Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

For any documents selected in Question 1, please list and provide the date of most recent adoption.

2023

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 state plan appears to be generally consistent with Township plans and documents.

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?

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

The state planning areas appear to be generally consistent with Township goals for future development.

### Section 2: Agreements and Disagreements with the Preliminary State Plan

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

We have no issues or recommendations at this time.

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

Municipal plans will be reviewed and modified on a case by case basis.





## MERCER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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.

**No comments at this time.**

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.

**No areas have been identified.**

Does the municipality and/or county have the following?

**Open Space Plan, Open Space Tax**

Is the municipality a member of Sustainable Jersey?

**Yes**

If you answered 'No' to the above question, what are reasons for not participating in Sustainable Jersey? Does the municipality have other environmental groups, such as an Environmental Commission or Green Team?

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

1. Preservation of open space
2. Thriving highway commercial zone
3. Walkable community

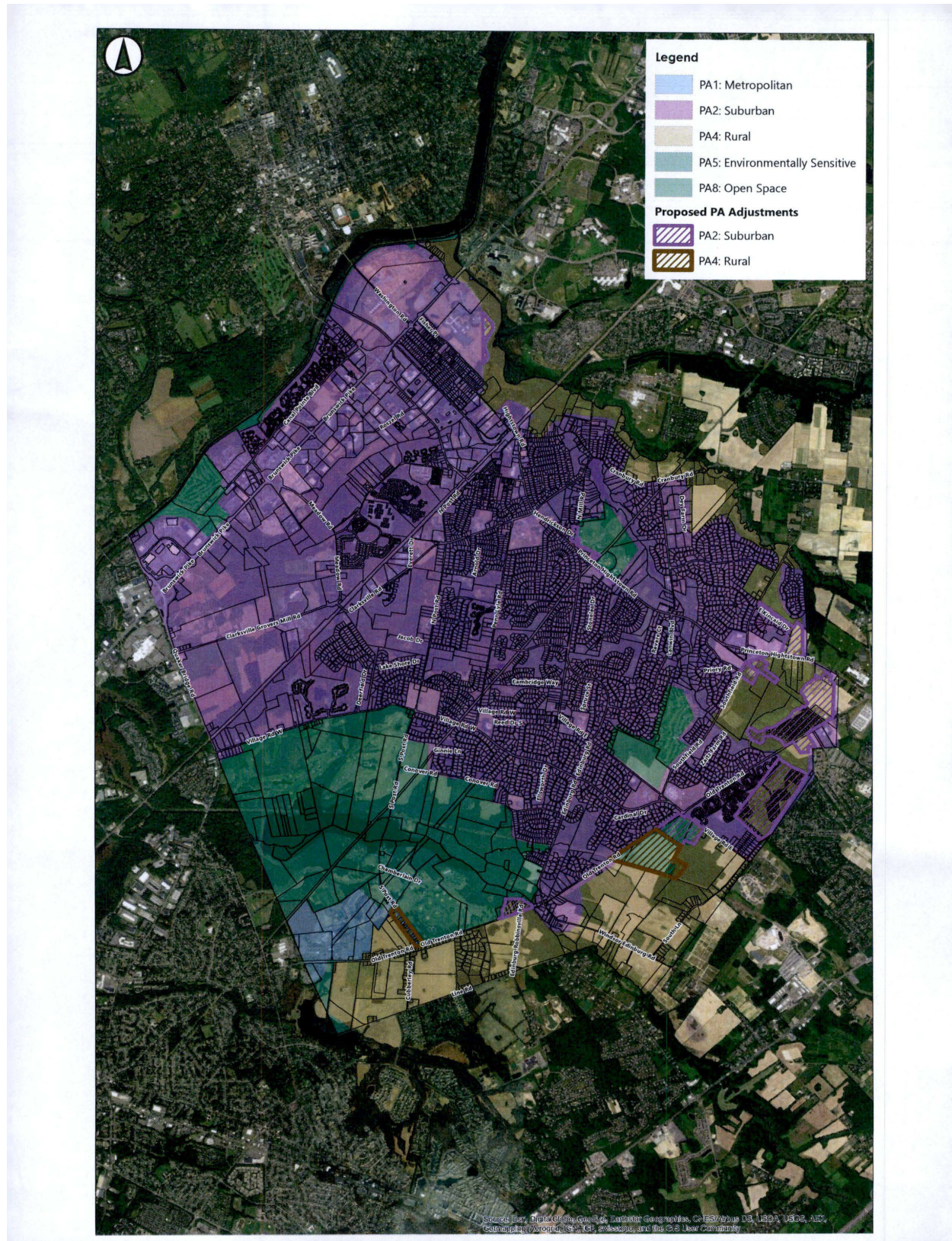
Additional Comments:

If there is other supporting documentation that you would like to supply to answer one of the survey questions above, please upload here.



# MERCER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

## WEST WINDSOR TWP





# MERCER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

## A.2 Cross-Acceptance Response Template

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

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

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

- ☒ Most recent adopted Master Plan and any draft elements currently being considered Conservation Plan, adopted 11/8/23
- ☒ Master Plan Reexamination Report(s) Adopted 05/23/18
- ☒ Official Map pursuant to N.J.S.A. 55D-32
- ☒ Land use map Land Use Plan, adopted 02/12/20
- ☒ Zoning Ordinance and other land development standards
- ☒ Zoning map and schedule Last amended 08/02/21
- ☒ Natural Resource Inventory Conservation Plan, adopted 11/8/23
- ☒ Recreation and Open Space Inventory (ROSI) Open Space and Recreation Plan, adopted 11/28/18
- ☒ Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL) Princeton Junction Redevelopment Plan, first adopted 03/23/09
- ☒ Resource protection ordinances Multiple, adopted 12/15/86
- ☒ Farmland Preservation/Agricultural Retention Plan Adopted 03/01/23
- ☒ Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan) Historic Preservation Element, adopted 08/16/23  
Stormwater Management Plan, adopted 10/14/09  
Community Facilities Plan & Utilities Plan, adopted 10/26/22  
Housing Element and Fair Share Plan, adopted 02/27/19  
Circulation Plan Element, adopted 12/15/21

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 Township's 2020 Land Use Plan supports the ten goals of the Preliminary State Plan. Specifically, the 2020 Plan contains a goal and several policies supporting opportunities for nonresidential developments in appropriate locations.  
The Township's master plan also contains elements relating and supporting housing (including affordable housing and equity), infrastructure, sustainability, climate change resilience, environmental clean-up, and historic/scenic resources.

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

The Township's master planning documents are consistent with the goals of the Preliminary State Plan.  
Thus, no adjustments are required.

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

The designated State Planning Areas largely conform to the current and future development patterns of the Township.  
However, slight adjustments are required to: (a) place recently approved and under-construction multifamily developments in PA-2; (b) place existing farmland in PA4; (c) place existing residential developments in PA2.



# MERCER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

## Section 2: Agreements and Disagreements with The Preliminary State Plan

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

The Township does not support any statewide legislation which would automatically permit accessory apartments or home-based businesses.

A one-size-fits-all approach to accessory apartments and home-based businesses is not appropriate for the state, given municipalities' unique development and infrastructural needs.

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

The Township proposes to adopt a new Housing Element and Fair Share Plan pursuant to the new legislation.

No additional modifications are proposed at this time.

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.

In addition to the recommendations offered in Item #1, the Township recommends streamlining the NJDEP review process.

Several approved applications have dealt with significant wait times with the NJDEP, thus being contrary to the Preliminary Plan's economic development goal of eliminating unnecessary bureaucracy and costly delays.

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.

The Township has a robust Greenbelt and has endeavored to preserve large amounts of open space. This has reduced sprawl potential.

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

The Township has an Open Space and Recreation Plan as an element of its Master Plan.

The Township also has an open space tax which was first established in 1995.

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 Township is a Silver member of Sustainable Jersey.

The Township also has a Environmental Commission.

## MERCER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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

To encourage economic development in appropriate locations.

Environmental protection, including regional flood management and open space/farmland preservation.

Balancing affordable housing with infrastructural needs.

9. Please list the Negotiating Committee members:

Hermant Marathe, Mayor

Marlena Schmid

Kerry Giblin

Sam Surtees, Fran Guzik, John Taylor, Ken Jacobs

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

No

11. Additional comment(s):

PRINCETON



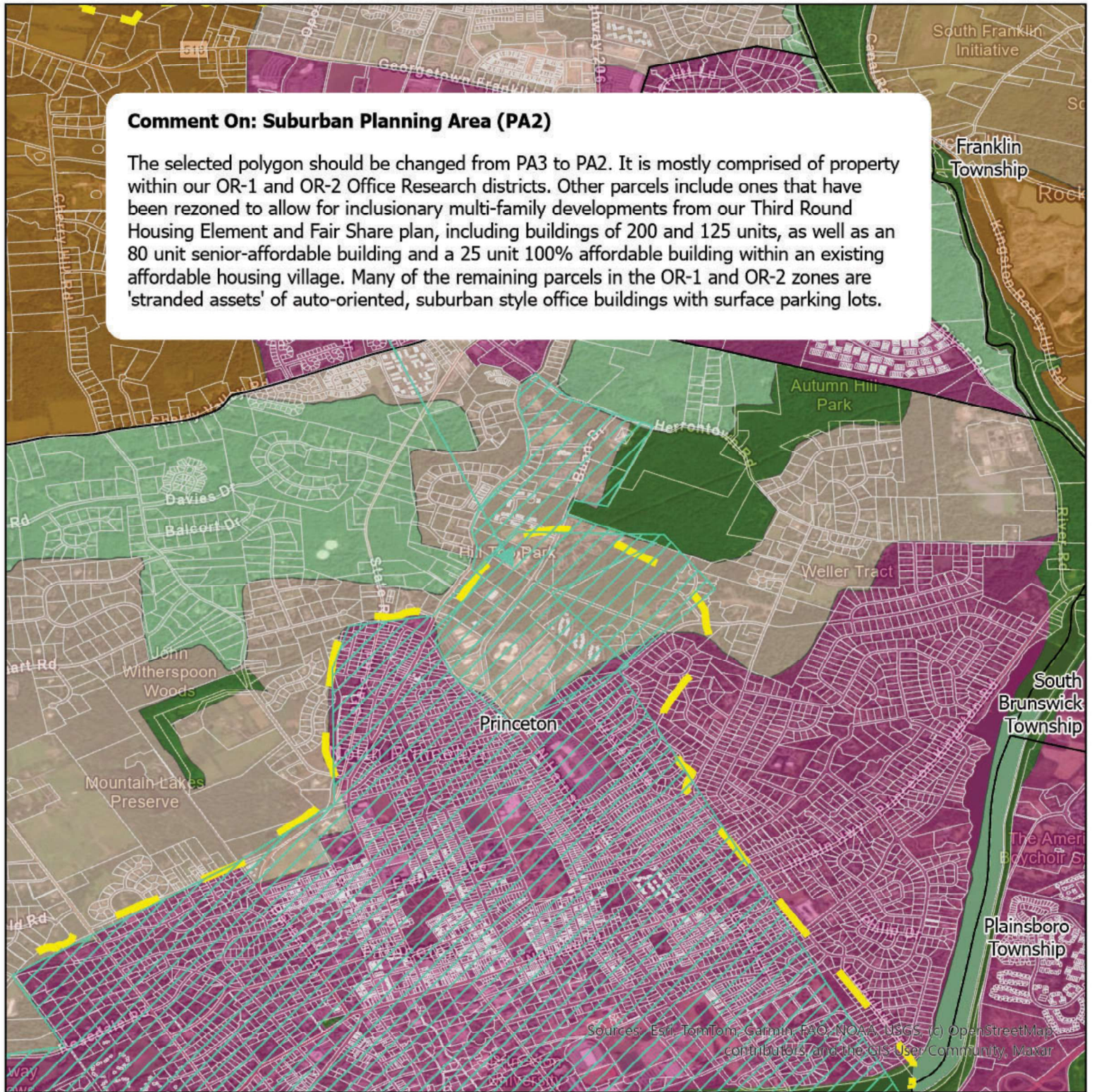


# State Plan Policy Map

## Princeton Borough, Mercer County

### Comment On: Suburban Planning Area (PA2)

The selected polygon should be changed from PA3 to PA2. It is mostly comprised of property within our OR-1 and OR-2 Office Research districts. Other parcels include ones that have been rezoned to allow for inclusionary multi-family developments from our Third Round Housing Element and Fair Share plan, including buildings of 200 and 125 units, as well as an 80 unit senior-affordable building and a 25 unit 100% affordable building within an existing affordable housing village. Many of the remaining parcels in the OR-1 and OR-2 zones are 'stranded assets' of auto-oriented, suburban style office buildings with surface parking lots.



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors and the GIS User Community, Maxar



### NJ State Plan - Planning Areas

- PA 2 - Suburban
- PA 3 - Fringe
- PA 4 - Rural
- PA 5 - Environmentally Sensitive
- Park

### Boundaries

- State Plan Centers
- Proposed Map Change (From Municipality)
- Municipal Boundaries
- Parcel Boundaries

0 0.22 0.43 0.87 Miles

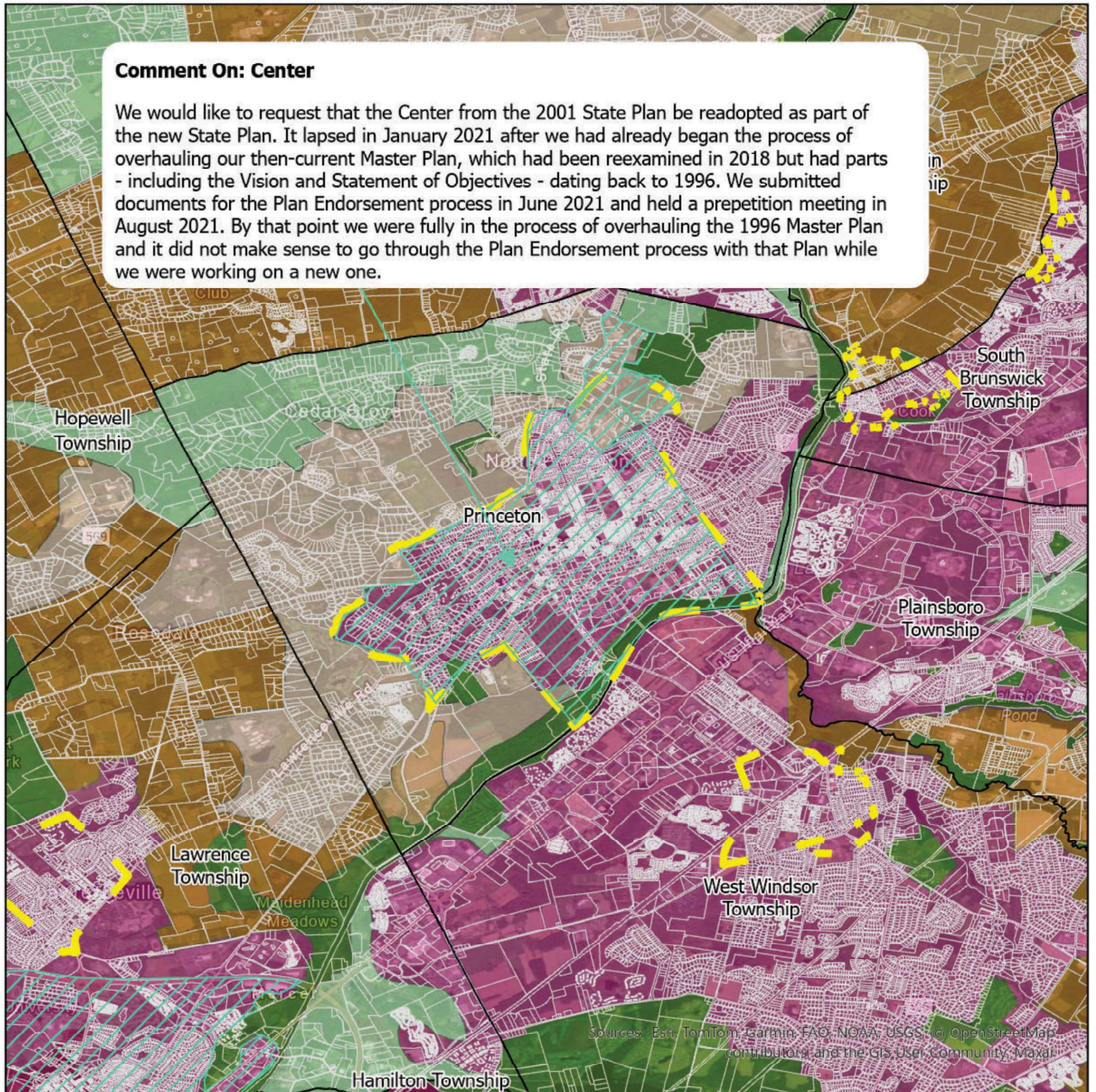


# State Plan Policy Map

## Princeton Borough, Mercer County

### Comment On: Center

We would like to request that the Center from the 2001 State Plan be readopted as part of the new State Plan. It lapsed in January 2021 after we had already began the process of overhauling our then-current Master Plan, which had been reexamined in 2018 but had parts - including the Vision and Statement of Objectives - dating back to 1996. We submitted documents for the Plan Endorsement process in June 2021 and held a prepetition meeting in August 2021. By that point we were fully in the process of overhauling the 1996 Master Plan and it did not make sense to go through the Plan Endorsement process with that Plan while we were working on a new one.



### NJ State Plan - Planning Areas

- PA 2 - Suburban
- PA 3 - Fringe
- PA 4 - Rural
- PA 4B - Rural Environmentally Sensitive
- PA 5 - Environmentally Sensitive
- Park

### Boundaries

- State Plan Centers
- Proposed Map Change (From Municipality)
- Municipal Boundaries
- Parcel Boundaries

0 0.55 1.1 2.2 Miles



## MERCER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

### Respondent Identification

Your Municipality:

Princeton

Your Name and Title:

Justin Lesko

Your Email:

jlesko@princetonnj.gov

### Section 1: Consistency with the Preliminary State Plan

Indicate which documents the municipality has adopted:

Most recent adopted Master Plan and any draft elements currently being considered, Master Plan Reexamination Report(s), Land Use map, Zoning Ordinance and other land development standards, Zoning map and schedule, Approved Housing Element and Fair Share Plans, Natural Resource Inventory, Recreation and Open Space Inventory (ROSI), Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL), Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

For any documents selected in Question 1, please list and provide the date of most recent adoption.

Master Plan & Reexamination Report - 11/30/2023; Land Use Map 11/30/2023; Zoning map - 7/22/2024; Third Round Housing Plan Element and Fair Share Plan 7/13/2020; Natural Resource Inventory - 4/17/2025 proposed, 1/2010 most recently adopted; ROSI - 9/24/2017; Redevelopment Plans - Recent: Princeton Shopping Center Inclusionary Residential Redevelopment Plan (6/14/21), Harrison/Terhune Redevelopment Plan (6/14/21), Princeton Downtown Project (1/22/2003), Redevelopment Plan for Princeton Theological Seminary Properties (7/22/24), Thanet Road (AKA Thanet Circle) Redevelopment Plan (1/29/20; and 2/19/20); Stormwater Management Plan (1/19/25)

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.

Princeton's Master Plan/Reexamination Report adopted in November 2023 directly addresses state goals through its own vision. The Plan faced its most extensive overhaul since 1996. There is not enough space here to indicate exactly how municipal plans have incorporated key concepts and policy objectives. I will provide elsewhere or via email.

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?

Princeton feels its Master Plan aligns very closely with the State goals and will be implemented accordingly.





## MERCER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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

The State Plan map shows a portion of land between Rt. 206 East to Bunn Drive classified as PA-3. We believe a P-2 designation is more fitting due to commercial offerings and residential density in that region. We would further ask that this P-2 change connect the two existing PA-1 mapped areas, as proposed in the Mapping Feedback Survey.

### Section 2: Agreements and Disagreements with the Preliminary State Plan

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

N/A

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

N/A

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

N/A

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.

Along Route 206 and Bunn Drive, retail has developed in a sprawl manner. There are areas that are prone to flooding (ex. Quaker Road/Province Line or River Road), but the lands are already purchased and protected as open space. One recent suggested option is to purchase and protect the Shechtel property (660 and 680 on Cherry Valley Road) which lies adjacent to a 153-acre wood. Princeton monitors the FEMA National Flood Hazard data and further identifies vulnerable lands. Green design principles are incorporated into development applications and green infrastructure is encouraged to be proactive.

Does the municipality and/or county have the following?

Open Space Plan, Open Space Tax, Open Space Manager

Is the municipality a member of Sustainable Jersey?

Yes

If you answered 'No' to the above question, what are reasons for not participating in Sustainable Jersey? Does the municipality have other environmental groups, such as an Environmental Commission or Green Team? Princeton Environmental Commission, Flood and Stormwater Commission, Pedestrian and Bicycle Advisory Committee, Public Transit Advisory Committee, Shade Tree Commission, Municipal Open Space Manager, Municipal Arborist, Sustainable Princeton (501c-3 non-profit)



## MERCER COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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

- 1) Update and modernize the Land Development Code for the Municipality of Princeton.
- 2) Focus residential higher density within downtown and mixed-use centers and maintain progressively lower densities outside of the downtown to connect housing to jobs and services.
- 3) Remove barriers to increased density to promote housing affordability while balancing historic preservation and neighborhood scale.

### Additional Comments:

The assertion on page 21 that Princeton gained at least 5,000 jobs between 2010 and 2020 seems unlikely. It may refer to the consolidation of the former Borough and Township, or to the 08542 zip code, which extends beyond the municipal borders into several other towns.

If there is other supporting documentation that you would like to supply to answer one of the survey questions above, please [upload here](#).

SDRP Cross Acceptance Question 2 Princeton.docx, 0.02M



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

Princeton's Master Plan/Reexamination Report adopted in November 2023 directly addresses state goals through its own vision. The Plan faced its most extensive overhaul since 1996. Some highlights, tied to the SDRP categories, are found below:

**Economic Development-** Princeton's Plan introduced its Economic Development element for the first time. Just as the State calls to "capitalize on the state's strengths," Princeton aims to enhance Princeton's role as a regional job center, strengthen ties with the University, and expand the life sciences sector. It will still identify new growth opportunities to diversify the overall employment profile.

**Housing-** The SDRP lists housing affordability as a "top priority," that it should be located in transit-rich locations, and that municipalities should facilitate accessory dwelling units. Princeton would agree and "will welcome new growth." Land use goals include a desire to enhance the existing land use pattern by focusing on higher residential density and to remove barriers to promote residential density through a variety of housing types.

**Infrastructure-** Princeton's Plan addresses infrastructure goals within its Mobility, Utility, and Community Facilities elements in addition to various safety communities. Mobility goals include ensuring safe and equitable transit by employing both Vision Zero and Safe Routes to School frameworks to investments. Public transportation is being coordinated amongst universities, state, and local systems to minimize redundancy. Princeton is looking forward to the results and implementation of NJ Transit's Princeton Transitway Study with further refinement and stakeholder engagement. Electric vehicle infrastructure is incorporated into approved development applications. There have been extensive upgrades to broadband and cellular services. Utility element goals include the promotion of solar and geothermal systems, including solar guidelines for historic properties. Community Solar opportunities are being developed and a sustainable goal to reduce GHG contributes to town decision-making. The Community Facilities element addresses green technology and renewable energy generation for municipal and school facilities.



**Revitalization and Recentering-** Princeton is looking to reobtain its center status, which lapsed while the 2023 Princeton Master Plan was being created. It is looking to accommodate growth while retaining its sense of place. Traffic congestion and pollution, mentioned in the SDRP, are addressed through a shift to using National Association of City Transportation Officials typologies when redesigning roads and investing in multi-modal transportation. Recent projects have included adaptive reuse and the Plan addresses reducing barriers for new housing or mixed-use opportunities. Redevelopment plans and land acquisitions also contribute to meeting revitalization goals.

**Climate Change-** As mentioned by the SDRP, Princeton shares the multi-pronged approach to reducing GHG. Princeton promotes multimodal transportation where possible and coordinating various public transportation systems. Green infrastructure is incorporated into facility design. The Natural Resource and Conservation goals also include fostering stewardship and management of Princeton's preserved lands. Invasives and nuisance species are also addressed to protect biodiversity; important in a changing climate.

**Natural and Water Resources-** Princeton promotes infill for new development and to steer away existing natural features. Its Utility goals include reducing run-off. Natural Resource Conservation element goals specifically list to "protect and restore water quality." Contiguous land is also targeted to maximize conservation.

**Pollution and Environmental Clean-up-** Much of the Plan is aimed to reduce pollution in the first place. Princeton supports community composting including a firm Utility Element goal to minimize waste from solid waste, wastewater, and utility service byproducts.

**Historic and Scenic Resources-** Princeton is proud of its historical role in the Revolutionary War, having a historic university, and being the location of achievements in science and art. The SDRP mentions managing resources from underrepresented groups. The Witherspoon Jackson Historic District is one example of such. Princeton is working with the State Historic Office to obtain Certified Local Governmental status. It calls for a historical review framework that is straightforward and equitable. The Plan notes it wishes to "ensure resiliency of historic structures that are vulnerable to climate change." Flooding, unfortunately, is becoming a more common threat to historic structures in Princeton, particularly those placed near waterways. Environmental and climate change considerations are well represented.

**Equity-** An assumption of the Plan is that “Princeton is committed to providing equal and equitable access to its opportunities and amenities.” Princeton’s attention to land use and zoning goals aim to increase density and affordable options to provide greater opportunities for residents in a wider range of incomes to settle. Mobility goals include accommodating those with accessibility needs through infrastructure investment.

**Sound and Integrated Planning-** Princeton’s Plan is proactive to anticipate and accommodate future growth. It also addresses the relationships to its bordering towns. As seen in the above examples, Princeton’s Plan aligns with State goals and vision in the SDRP.