



State of New Jersey
DEPARTMENT OF STATE
NEW JERSEY STATE PLANNING COMMISSION
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Acting Executive Director/Acting Secretary

State Planning Commission/Mercer County Negotiation Session
July 11, 2025 – 11:30 a.m./August 1, 2025 – 2:00 p.m.
Zoom Video Conference
Meeting ID: 880 8617 3428
<https://us02web.zoom.us/j/88086173428>

AGENDA

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

Appendix A: Mercer County Cross Acceptance Response Items

PSDRP GOAL/SECTION	PSDRP PAGE	CAR PAGE	DESCRIPTION	JURISDICTION	AGREE/DISAGREE
General			4. 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.	East Windsor	
General			5. State planning goals should promote development that seeks to balance the needs for residential development with a supply of indoor and outdoor recreation development.	East Windsor	
General			6. Further streamlining of minor application to the NJDEP is recommended.	East Windsor	
General			10. NJ Department of Transportation should enact policy changes that manage and, where possible, separate regional from local traffic.	Hightstown	
General			10. NJ Department of Environmental Protection should restructure the way it analyzes and regulates stormwater management	Hightstown	
Economic Development	21	15	3. The assertion on page 21 of the Preliminary Plan 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.	Princeton	
Climate Change	40	14	1. The State Plan should 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. [BETTER COORDINATION]	Pennington	
SPPM	68	9	1. Hightstown straddles the definition of "Planning Area 1 - Metropolitan" and "Planning Area 2 - Suburban" - yet it is wholly designated as PA2 Suburban.	Hightstown	
SPPM	69	5	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	East Windsor	
Implementation	82	9	2. 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.	Hightstown	
Research Briefs	138	9	4. 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	Hightstown	
Mapping	N/A	5	1. 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.	East Windsor	
Mapping	N/A	5	2. 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.	East Windsor	
Mapping	N/A	7	1. Anything inside of the I-295 corridor should not be designated as PA2 - Suburban	Ewing	
Mapping	N/A	7	2. The Center boundary for West Trenton is not accurate.	Ewing	
Mapping	N/A		Everything inside of the 295 beltway around Trenton, besides environmental features, should be PA1	Ewing	
Mapping	N/A		Shabakunk Creek cleanup/flood storage	Ewing	
Mapping	N/A		Need to redraw proposed West Trenton Center boundary	Ewing	
Mapping	N/A	10	7. The Millstone River Basin needs to be protected from the negative impacts of sprawling development, including all lakes and tributaries.	Hightstown	
Mapping	N/A	12	1. 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.	Hopewell Twp	
Mapping	N/A	12	2. 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.	Hopewell Twp	
Mapping	N/A	12	3. Hopewell's farmland retention objectives would be better served if farm assessed properties were in PA4.	Hopewell Twp	
Mapping	N/A		One area from PA2 to PA3/4/5	Hopewell Twp	
Mapping	N/A		Four areas from PA3 to PA4	Hopewell Twp	
Mapping	N/A		[mapping amendments not specified by Mercer County]	Mercer County	
Mapping	N/A	14	3. An area that needs to be protected is the state highway Rt. 31 corridor and high-density development in neighboring Hopewell Twp. with all the traffic-congestion related effects have a huge effect on Pennington.	Pennington	
Mapping	N/A	15	1. The State Plan map shows a portion of land between Rt. 206 East to Bunn Drive classified as PA-3. A P-2 designation is more fitting	Princeton	
Mapping	N/A		Area largely in OR-1 and OR-2 zones should be changed from PA3 to PA2	Princeton	
Mapping	N/A		Readopt 2001 center boundary	Princeton	
Mapping	N/A		Former Miry Run Golf Course to PA8	Robbinsville	

Mapping	N/A		Area on Gordon Road should be PA2	Robbinsville	
Mapping	N/A		Area on Hawkins Road should be PA2	Robbinsville	
Mapping	N/A	18	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.	West Windsor	
Mapping	N/A		Multiple additions to PA2	West Windsor	
Mapping	N/A		Multiple additions to PA4	West Windsor	

Appendix B: Statewide Policy Issues

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