



State of New Jersey
DEPARTMENT OF STATE
NEW JERSEY STATE PLANNING COMMISSION
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State Planning Commission/Monmouth County Negotiation Session
July 16, 2025 – 11:30 a.m./July 28, 2025 – 9:00 a.m.
Zoom Video Conference
Meeting ID: 841 7257 1202
<https://us02web.zoom.us/j/84172571202>

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 - Monmouth County Cross Acceptance Response Items

PSDRP GOAL/SECTION	PSDRP PAGE	CAR PAGE	DESCRIPTION	JURISDICTION	County/NE AGREE/DISAGREE
General			The need for additional Emergency Services generated by new development should be addressed.	Monmouth County	
General		15	Restructure the narrative of each of the 10 aspirational goals to make them more impactful. For each section, there should first be a discussion of why the issue is a priority for the state, followed by a set of goals that reflect what success would look like, followed by a list of strategies for planners to employ in order to reach the specified goals.	Monmouth County	
Economic Development	17	M15	Tourism is a major economic factor in Belmar and elsewhere along “the Shore.” Should be discussed in economic development section.	Belmar	
Housing	23	4	Location Appropriateness: Many of the newly built or proposed affordable housing developments are located within Planning Areas 4A, 4B, and even PA-5. Municipalities located entirely or primarily within these Planning Areas face a significant challenge: they are expected to meet third and fourth round affordable housing obligations in areas not designed or planned for intense infrastructure, high-density development, or large-scale groundwater discharge into sensitive watersheds. These municipalities often have no other viable location options.	Monmouth County	
Housing	23	5	the New Jersey State Development and Redevelopment Plan (NJSDRP) should provide clear guidance on balancing affordable housing development with environmental constraints.	Monmouth County	
Housing	23	16	The current Housing Element of the State Plan omits any discussion of the intersection between housing and healthcare, including the state’s efforts with the “Housing First” model. If the Plan aims to promote forward-thinking, integrated, and equitable planning strategies, it should acknowledge and build upon programs like the Hospital Partnership Subsidy Program. The Plan needs to recognize the connection between housing security, long-term community stability, and public health as important components to achieving holistic community well-being.	Monmouth County	
Infrastructure	30	5	The State Plan would need to include an evaluation of risks (such as major storms, flooding, housing unaffordability, and economic opportunities) and identify local and regional actions that the County could take to create a more sustainable, resilient, and vibrant future while considering impacts to environmentally vulnerable and transportation disadvantaged.	Monmouth County	
Infrastructure	30	5	To better meet local needs, it is recommended that the Preliminary State Plan Infrastructure Goal be more expansive in the passage related to wastewater treatment infrastructure...The NJSDRP does not adequately support the need for updating current wastewater systems to accommodate future needs, or the expansion of capacity where the population is expected to increase, or the limitations that should be placed on privately maintained, independent water treatment systems intended to accommodate large scale developments in conflict with conserving and protecting rural and/or environmentally sensitive lands.	Monmouth County	
Infrastructure	30	5	The State Plan should call for identifying and addressing barriers to mobility and provide shareable strategic recommendations for overcoming mobility challenges. This matter relates directly to equity, social mobility, health and safety, community resilience, and economic development.	Monmouth County	
Infrastructure	30	5	Alignment between State Plan Area intentions and actual Development Induced Infrastructure: ... The WQM plan strives to balance population growth with environmental protection, and proposed changes are reviewed for consistency with various pertinent land use policies, zoning regulation, and infrastructure planning. It is noted that NJDEP works in coordination of the Monmouth County to review each application. <u>The State agency should continue to work closely with, but independent of Monmouth County.</u> This strategy of “appropriateness of placement” regarding future sewer service areas is threatened by the siting of large-scale residential sites in Planning Areas 4, 4b, and 5 to accommodate the State’s municipal affordable housing mandates.	Monmouth County	
Infrastructure	30	6	Additionally, within Infrastructure, the conversation about warehouses or industrial facilities and their need for infrastructure infusion is mute in the State Plan. Warehouses bring in a large influx of workers and infrastructure may need to be improved for transportation networks, or public services.	Monmouth County	
Infrastructure	30	17	Utilities Infrastructure: The Plan should address aging infrastructure beyond transportation, particularly utilities that need policy support and state investment, such as upgrades to electrical grid, retrofitting equipment, resilient utility infrastructure.	Monmouth County	

Infrastructure	30	17	Investment Prioritization: Infrastructure upgrades should be prioritized based on public health and safety—for example, replacing lead water pipes and resilience in locations vulnerable to the effects of climate change.	Monmouth County	
Infrastructure	30	17	Affordable Housing and Environmental Impact: The state’s affordable housing mandates create new infrastructure demands. The Plan should consider how these requirements impact natural systems, particularly large amounts of groundwater disposal in rural and environmentally sensitive areas.	Monmouth County	
Infrastructure	30	17	Water Protection and Treatment: The protection of groundwater and surface water, essential sources of drinking water, must be raised as a concern. The Plan should link development to needed investments in water and sewer treatment facilities, improving capacity, efficiency, and containment - replacing components that could fail resulting in environmental contamination.	Monmouth County	
Infrastructure	30	17	Connecting Suburbs to Jobs: The Plan should propose strategies and give examples on how the state proposes how jurisdictions could retrofit and link dispersed, post-WWII suburban developments to specific employment centers.	Monmouth County	
Infrastructure	30	18	The long-term shift toward remote and hybrid work has not been fully integrated into discussions about regional transportation planning or housing policy. In particular, there has been limited attention paid to how changes in commuter behavior are reshaping demand for public transit and influencing infrastructure needs.	Monmouth County	
Infrastructure	30	18	Broaden Pedestrian Planning: Instead of focusing solely on areas around train stations, pedestrian circulation improvements should extend to: <input checked="" type="checkbox"/> Bus-oriented development areas <input checked="" type="checkbox"/> Isolated clusters of commercial properties and their connection to each other and nearby residences <input checked="" type="checkbox"/> Cultural and entertainment destinations and surrounding supportive land uses	Monmouth County	
Infrastructure	30	18	Clarify Mixed Transportation Concepts: The paragraph that combines the reuse of abandoned rights-of-way (ROWs), high-occupancy vehicles, and pedestrian/bicycle infrastructure needs better cohesion. These topics should be presented with a clear and unifying purpose or goal.	Monmouth County	
Revitalizing & Recentering	35	6	There needs to be a conversation in the State Plan about how centering agricultural resources is as important as centering the built environment. These resources require a critical mass of land in a location proximate to each other to maintain their economic viability long term.	Monmouth County	
Revitalizing & Recentering	35	7	the plan only dedicates one paragraph to “Carefully reevaluate local land use policies,” and two related to reducing the burden of parking. In the case of Monmouth County and its 53 municipalities addressing recentering in this piecemeal way will not keep up with the demand for construction in suburban and rural areas. Additionally, making a priority to develop streamlined review processes may be misappropriated and applied to unwanted single use greenfield development, including those proposed in environmentally sensitive areas. A holistic approach is needed throughout the state to limit the development of sprawl.	Monmouth County	
Revitalizing & Recentering	35	M31	The plan should also consider local traffic issues and ensure that state policies don’t interfere with town efforts to revitalize certain areas.	Eatontown	
Climate Change	39	8	Although the CRS program is crucial to the implementation of best practices in climate resilience, it is not mentioned within the NJSDRP.	Monmouth County	
Climate Change	39	8	Climate change will continue to impact shore communities unmitigated and property, and potentially, lives will continue to be lost if robust action is not taken. State guidance and assistance would allow for more municipalities to participate in the NFIP CRS program, creating a safer, more resilient shore.	Monmouth County	
Climate Change	39	9	Climate Change: Reference to the Stressors Map is not in the appendix or state website.	Monmouth County	
Natural and Water Resources	43	9	Deer management/hunting should be mentioned somewhere in the Habitat Preservation and Restoration Priorities of the Natural and Water Resources Goal. Deer are one of the biggest threats to our local conservation and restoration efforts.	Monmouth County	
Historic & Scenic Resources	51	11	The County recommends a final review of scenic roadways before they are included in on the State Policy Map as HCS to verify that they still meet the definition of scenic.	Monmouth County	
Historic and Scenic Resources	52	16	it is not clear what “Encourage voluntary, speedy documentation of archaeological finds” means. Clarification on what is meant by voluntary is important.	Monmouth County	

Equity	55	16	The Equity element isn't broad enough in its conversation about marginalized groups and only offers a "appropriate action" to be taken without offering much in the way of substantial guidance. While it is important to recognize the needs of rural populations, equity must be addressed comprehensively. The absence of broader representation in this discussion reduces a complex, intersectional issue to a narrow lens centered on a predominantly white demographic. If the state is serious about advancing equity, the Plan must reflect the full spectrum of communities affected by historically repressive policies—and actively propose strategies to help all marginalized groups thrive.	Monmouth County	
SPPM	78	15	"The only land in New Jersey that is located outside the Pinelands and designated as a Military Installation is the Picatinny Arsenal in Morris County." This needs to be revised.	Monmouth County	
SPPM	78	15	the current draft fails to consider land uses in the vicinity of the bases. Supporting the military's mission by diminishing potential future land use conflicts between the public and military for both safety and security reasons should be identified an objective of the State Plan.	Monmouth County	
various	40, 44, 46	16	If a specific best management practice or state guideline exists, then the Plan should cite the reference to this practice to establish expectations. If one does not exist, the Plan should provide references to best industry practices, relevant case studies, or emerging guidance. This does not apply only to decarbonization practices (pg. 40), but for other concepts posited, such as "urban forestry principles" (pg. 44), "carrying capacity" (pg. 46), etc.	Monmouth County	
Mapping	N/A	19	Identify preserved farms on the State Plan Map to reveal regional "centering" of farmland preservation investments over time.	Monmouth County	
Mapping	N/A	19	Naval Weapon Station Earle, the New Jersey National Guard Training Center in Sea Girt, and the Sandy Hook Coast Guard Station should be included in in the Military Installations Classification, not the current the Environmentally Sensitive Area (PA-5).	Monmouth County	
Mapping	N/A	19	Identify "Areas in Need of Redevelopment" as primary investment areas on the State Plan Policy Map.	Monmouth County	
Mapping	N/A	19	All Open Space in Monmouth County to be shown as PA-8: All County owned open space and parkland should be identified as PA-8 along with any municipal parklands conveyed to the state on our official open space layer.	Monmouth County	
Mapping	N/A	19	Include Designated State Scenic Byways on the New Jersey State Plan Map	Monmouth County	
Mapping	N/A	21	CN1: The draft State Development and Redevelopment Map should be corrected to delineate Block 56.01 in the south east corner of the Township as PA5.	Colts Neck	
Mapping	N/A	21	E1: Monmouth Mall Area in Need of Redevelopment	Eatontown	
Mapping	N/A	22	E2: Existing Downtown Area in Need of Redevelopment	Eatontown	
Mapping	N/A	22	E3: Filming Overlay Zone	Eatontown	
Mapping	N/A	22	E4: Identify as Historic District.	Eatontown	
Mapping	N/A	22	E5: ROSI – Maxwell Street Playground	Eatontown	
Mapping	N/A	23	E6: ROSI Wampum Lake Park	Eatontown	
Mapping	N/A	23	E7: ROSI Wolcott Park	Eatontown	
Mapping	N/A	23	E8: ROSI Bliss Price Arboretum	Eatontown	
Mapping	N/A	24	E9: ROSI Capilupi Tract	Eatontown	
Mapping	N/A	24	E10: ROSI Husky Brook Park	Eatontown	
Mapping	N/A	24	E11: ROSI 80 Acres Park	Eatontown	
Mapping	N/A	24	FT1: 1147 Burke Road - now owned by NJ DEP.	Freehold Twp	
Mapping	N/A	25	FT2: 1155 Burke Road [Blk 91, Lot 49] now owned by NJ DEP	Freehold Twp	
Mapping	N/A	25	FT3: 55 Turkey Swamp Road [Blk 92, Lot 47] - now owned by NJ DEP	Freehold Twp	
Mapping	N/A	25	FT4: 100 Cottrell Rd [Blk 102, Lot 93] - now owned by NJ DEP	Freehold Twp	
Mapping	N/A	26	FT5: 28 Cottrell Rd [Blk 102, Lot 40] - Now owned by NJ DEP	Freehold Twp	
Mapping	N/A	26	FT6: 305 Hendrickson Rd [Blk 102, Lot 46] - Now owned by NJ DEP (Green Acres)	Freehold Twp	
Mapping	N/A	26	MT1: Node for Lincroft Business District	Middletown	
Mapping	N/A	26	MT2: 100 Schultz Drive Redevelopment Area	Middletown	
Mapping	N/A	27	MT3: 325 Highway 36 Redevelopment Area	Middletown	
Mapping	N/A	27	MT4: Circus Liquors Redevelopment Area	Middletown	
Mapping	N/A	27	MT5: Half Mile Road Redevelopment Area	Middletown	
Mapping	N/A	28	MT6: Municipal Complex Redevelopment Area	Middletown	
Mapping	N/A	28	MT7: North Middletown Redevelopment Area	Middletown	
Mapping	N/A	28	MT8: Port Belford Redevelopment Area	Middletown	

Mapping	N/A	29	MT9: River Centre South Redevelopment Area	Middletown	
Mapping	N/A	29	MT10: Provided ROSI Map, identify as parkland.	Middletown	
Mapping	N/A	29	MT11: Node for Campbell's Junction Business District	Middletown	
Mapping	N/A	29	R1: NJDEP Park - Assunpink Preserve	Roosevelt	
Mapping	N/A	30	TF1: Not park areas.	Tinton Falls	
Mapping	N/A	30	TF2: Change PA5/PA2 boundary to include all of Willowbrook development in PA2.	Tinton Falls	
Mapping	N/A	30	TF3: Include residential developments around Sam Drive, Daniel Court & Hockhockson Road in PA2	Tinton Falls	
Mapping	N/A	31	TF4: There is no park here. Change to PA2.	Tinton Falls	
Mapping	N/A	31	TF5: Include new Enclave at Shark River housing development in PA-2. They installed sewer.	Tinton Falls	
Mapping	N/A	31	W1: USDA PRIME FARMLAND SOILS, CONTIGUOUS TO LARGE PARK	Wall	
Mapping	N/A	31	W2: USDA PRIME FARMLAND SOILS, CONTIGUOUS TO LARGE PARK	Wall	
Mapping	N/A	32	W3: USDA PRIME FARMLAND SOILS, FARMLAND OF STATEWIDE IMPORTANCE, CENTER OF TOWN WHERE MASTER PLAN CALLS OUT PRESERVING RURAL AND AGRICULTURAL CHARACTER	Wall	
Mapping	N/A	32	W4: USDA PRIME FARMLAND SOILS, FARMLAND OF STATEWIDE IMPORTANCE, CENTER OF TOWN WHERE MASTER PLAN CALLS OUT PRESERVING RURAL AND AGRICULTURAL CHARACTER	Wall	
Mapping	N/A	32	W5:	Wall	
Mapping	N/A	33	W6: USDA PRIME FARMLAND SOILS, WETLANDS, ALSO TWO PARCELS ON COUNTY TARGET FARMS LIST	Wall	
Mapping	N/A	33	W7: USDA PRIME FARMLAND SOILS, SOILS OF STATEWIDE IMPORTANCE, WETLANDS, ON COUNTY TARGET FARM LIST, NEAR CENTER OF TOWN WHICH MASTER PLAN CALLS OUT FOR RURAL AND AGRICULTURAL CHARACTER	Wall	
Mapping	N/A	33	W8: USDA PRIME FARMLAND SOILS, SOILS OF STATEWIDE IMPORTANCE, CENTER OF TOWN WHERE MASTER PLAN ENCOURAGES RURAL AND AGRICULTURAL CHARACTER	Wall	
Mapping	N/A	33	W9: USDA PRIME FARMLAND SOILS, SOILS OF STATEWIDE IMPORTANCE, CENTER OF TOWN WHERE MASTER PLAN ENCOURAGES RURAL AND AGRICULTURAL CHARACTER	Wall	
Mapping	N/A	34	W10: USDA PRIME FARMLAND SOILS, SOILS OF STATEWIDE IMPORTANCE, CENTER OF TOWN WHERE MASTER PLAN ENCOURAGES RURAL AND AGRICULTURAL CHARACTER	Wall	
Mapping	N/A	34	W11: USDA PRIME FARMLAND SOILS, SOILS OF STATEWIDE IMPORTANCE, CENTER OF TOWN WHERE MASTER PLAN ENCOURAGES RURAL AND AGRICULTURAL CHARACTER	Wall	
Mapping	N/A	34	W12: USDA PRIME FARMLAND, SURROUNDED BY STATE PARK	Wall	
Mapping	N/A	35	W13: USDA PRIME FARMLAND, SURROUNDED BY STATE PARK	Wall	
Mapping	N/A	35	W14: FARMLAND OF UNIQUE IMPORTANCE IN WETLANDS SURROUNDED BY WETLANDS AND OPEN SPACE.	Wall	
Mapping	N/A	35	W15: FARMLAND OF UNIQUE IMPORTANCE IN WETLANDS SURROUNDED BY WETLANDS AND OPEN SPACE.	Wall	
Mapping	N/A	35	W16: SOME FARMLAND OF UNIQUE IMPORTANCE, SOME WETLANDS ADJACENT TO ENVIRONMENTALLY SENSITIVE AREAS	Wall	
Mapping	N/A	36	W17: PRIME FARMLAND SOILS, IN MIXED AREA	Wall	

Appendix B: Statewide Policy Issues

PSDRP GOAL/SECTION	PSDRP PAGE	DESCRIPTION	JURISDICTION	NOTES	AGREE/DISAGREE
General		Add definitions requested from public comment to glossary	State		
General		Formatting of document will be done for revised draft final	State		
General		Clarifying language requested from public comment will be added to revised draft final	State		
Pollution and Environmental Cleanup	48	Waste Management and Recycling: add language on illegal dumping	State		
Comprehensive Planning	61	Remove the term "Areas of Critical State Concern" and incorporate concepts into a revised Special Resource Area definition and policy.	State		
Comprehensive Planning	62	Recognize the following as Special Resource Areas: The Delaware Water Gap National Recreation Area, The Skylands Region, The Sourland Mountain Region, The Great Swamp, Peter J. Barnes III Wildlife Preserve, and Rancocas Creek.	State		
Comprehensive Planning	62	Special Resource areas be mapped on the State Plan Policy Map.	State	Currently, Special Resource Areas are not mapped.	
Comprehensive Planning		Plan Endorsement: The process of pursuing Plan Endorsement/Center Designation by a municipality and the benefits for receiving endorsement are not balanced.	State	While Plan Endorsement is in the Plan generally, the specifics of endorsement are in the Guidelines and Benefits documents, respectively.	
State Plan Policy Map		Planning Areas: remove adjacency criteria.	State	Example: a PA2 will not need to be next to a PA1.	
State Plan Policy Map		Planning Areas: remove land greater than 1 sq. mile criteria.	State		
State Plan Policy Map	77	Designate Parks, Open Space, and Natural Areas as an official Planning Area	State	The 2001 Plan does not consider Parks, Open Space, and Natural Areas a Planning Area.	
State Plan Policy Map		Create a new Planning Area that reflects developed areas that are subject to current and future climate risk.	State	Example: PA1B and PA2B	
State Plan Policy Map		Create a new Planning Area that recognizes a Rural Planning Area (PA4) that has development.	State	Example: PA4C	
State Plan Policy Map	78	Centers: Addition/reintroduction of Cores within Centers	State	This concept was introduced in the 2001 Plan and removed in the Preliminary Plan.	
State Plan Policy Map	78	Centers: Revise the definition of Center.	State		
State Plan Policy Map/Comprehensive Planning	78	Centers/Plan Endorsement: Remove Center Designation expirations	State	Centers/cores/nodes expire after 10 years unless you are one of the few permanent centers.	
State Plan Policy Map	78	The State Plan should include a list of identified Centers	State		
State Plan Policy Map	76	Critical Environmental Site: if the land greater than 1 sq. mile criteria is removed that CESs should become critical environmental areas.	State	CESs in the 2001 Plan were meant for areas less than 1 sq. mile.	
State Plan Policy Map	76	Separate Critical Environmental Site and Historical Cultural Site (HCS)	State		
Implementation		Implement the State Plan as a guide.	State	SPC received many comments on having the State Plan not impose on local zoning and regulation changes.	
Implementation		Strengthen language regarding coordination between the State Plan, State Agencies, and municipalities/Counties.	State		