

MORRIS COUNTY PLANNING BOARD

Resolution 2025-3

WHEREAS, the New Jersey State Planning Act (NJ Stat § 52:18A-196) calls for the periodic revision and readopting of the State Development and Redevelopment Plan (SDRP); and

WHEREAS, the SDRP shall provide a coordinated, integrated, and comprehensive plan for the growth, development, renewal, and conservation of the State and its regions, and shall identify areas for growth, agriculture, open space conservation, and other appropriate designations; and

WHEREAS, the New Jersey State Planning Commission (SPC), in accordance with the New Jersey State Planning Rules (N.J.A.C. 15:30-2.1), approved the release of the Preliminary SDRP on December 4, 2024; and

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

WHEREAS, the County of Morris, in accordance with (N.J.A.C. 15:30-3.2), submitted a Notice of Participation to the New Jersey Office of Planning Advocacy (OPA) on June 27, 2024, thereby authorizing the Morris County Planning Board to participate in Cross Acceptance as the designated Negotiating Entity for the County of Morris for certain Morris County municipalities; and

WHEREAS, Morris County's Work Program, which articulated the responsibilities of the Negotiating Entity throughout Cross Acceptance, was approved by the OPA on March 3, 2025; and

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

WHEREAS, the Morris County Planning Board, in its role as Negotiating Entity for the County of Morris, has prepared a Cross Acceptance Response summarizing the comments on the Preliminary SDRP of the County of Morris and of the following municipalities:

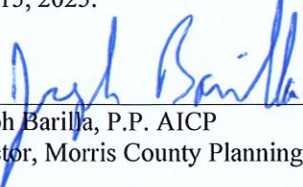
1. Chatham Borough
2. Chatham Township
3. East Hanover Township
4. Florham Park Borough
5. Lincoln Park Borough
6. Long Hill Township
7. Madison Borough
8. Morris Plains Borough
9. Morris Township
10. Pequannock Township
11. Randolph Township

NOW THEREFORE, BE IT RESOLVED that the Morris County Planning Board hereby authorizes the transmittal of the Morris County Cross Acceptance Response to the State Planning Commission in

furtherance of its continued participation in the Cross Acceptance process toward the adoption of a new State Development and Redevelopment Plan.

VOTE	Aye	Nay	Abs.
Steve Rattner, Chairman	✓		
Stephen Shaw, Deputy Commissioner Director	✓		
Tayfun Selen, Commissioner Director			
Thomas Mastrangelo, Commissioner Alt.			
Isobel Olcott, Vice Chair	✓		
Nita Galate, Secretary	✓		
Everton Scott	✓		
Gregory Johnson	✓		
Daniel Happer			
Joseph Falco, Alt. 1			
Michael Cortese, Alt 2	✓		
Christopher Vitz, County Engineer	✓		
Roslyn Khurdan, (County Engineer Alt)			

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Morris County Planning Board at a meeting held May 15, 2025.



 Joseph Barilla, P.P. AICP
 Director, Morris County Planning Board

MORRIS COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

The Morris County Cross Acceptance Response Template is presented in accordance with Morris County's commitment to carry out the duties of a Negotiation Entity as part of the State Plan Cross Acceptance Process. Subsequently, Morris County is identified as Negotiation Entity for the following municipalities: Chatham Boro., Chatham Twp., East Hanover, Florham Park, Lincoln Park, Long Hill, Morris Plains, Morris Twp. Madison, Pequannock, and Randolph.

Process

Morris County approved to be Negotiation Entity via Resolution 2024-533, approved on June 26, 2024.

Municipalities were contacted via email June 28, 2024 to request identification of current master plans, plan elements and amendments, land development standards and other land development regulations/standards related to the development of land. A list of municipal cross acceptance representatives was also requested. Municipalities were also provided the Cross Acceptance Response Template for their review to the extent possible pending release of the State Plan and directed to the Office of Planning and Preservation website for additional information and links regarding the State Plan.

Municipalities were informed by email of the release of the State Plan on December 9, 2024 and provided associated links to the Plan, cross-acceptance manual and a seamless fillable CART form developed by Morris County to assist municipalities in the creation of their individual CARTS. These were transmitted directly to each of our eleven municipalities along with guidance on the completion of the CART via email on December 9, 2024. This information was also posted on the Office and Planning and Preservation webpage under the section devoted to the [State Plan and Cross Acceptance](#). This webpage included information on the State Plan and Cross Acceptance Process with links to the State Plan, Cross Acceptance Manual, Office of Planning Advocacy, and included links to a dedicated Morris County email for the submission of comments. Related information was also sent to all Morris County municipalities under Highlands Council jurisdiction. Information on Survey123 was also provided.

Highland Region municipalities were directed by email to work with the Highlands Council to conduct Cross-Acceptance by the NJ Office of Planning Advocacy. Municipalities were given the opportunity to select Morris County as their Negotiating Entity. Four Highlands communities selected Morris County as their Negotiation Entity.

On January 27, 2025, municipalities (Highlands and Non-Highlands) were informed by email of the Public Outreach meeting to be held in Morris County on February 28, 2025, along with information indicating that the meeting could be attended in person or via zoom video conference. Municipalities were reminded to complete their Cross Acceptance Response Templates by March 31, 2025 and to complete their Survey 123 updates as needed. Instructions related to the completion of CARTS were again provided to municipalities for which the County is Negotiating Entity. County agency representatives were also provided a link to the State Plan and requested to provide comments, if any, by March 1, 2025. Municipalities were invited to contact staff with any questions regarding completion of the CARTS.

January 29, 2025 – County Agency Representatives were invited by email to attend the February 28, 2025 public outreach meeting, directed to the Office of Planning and Preservation website on the State Plan and Cross Acceptance and reminded to provide comments, if any, by March 1, 2025.

February 14, 2025 – Municipalities for which the County is Negotiating Entity were reminded by email of the February 28 Public Outreach meeting and were reminded to provide their completed CARTS to the County by March 31. Highlands municipalities were also contacted by email and reminded of the February 28 meeting.

Municipalities submitted CARTS between March 31 and April 24, 2025.

Meetings:

On April 5, 2024, Morris County held a municipal administrator/manager meeting on the State Plan and Cross-Acceptance process. Municipalities were requested to confirm county receipt of their current master plans, ordinances, maps, etc., identify municipal representatives and begin review of CARTS. This meeting was held in person at the County Administrative Offices.

On February 28, 2025, the Office of Planning Advocacy (OPA) and Morris County hosted the County Information/Outreach Meeting which was held in person and hybrid; the in-person location was the Morris County Administration Building Board of County Commissioners Meeting Room in Morristown, NJ.

The Public Outreach meeting was recorded and posted on the P&P website and Morris County's YouTube page, *Focus on Morris County*.

General Public Comment was gathered by the OPA via the meeting. Opportunities for additional input was provided through the County State Plan email link stateplan@co.morris.nj.us. Opportunities for additional public comment were also provided at each of the five Morris County Planning Board meetings held between January 16, 2025 and May 15, 2025.

Individual meetings with municipalities to discuss Cross Acceptance and CART submissions were offered to municipalities on an as-needed basis. None of the eleven municipalities associated with Morris County as Negotiation Entity requested a meeting to work through cross-acceptance.

PART 1 - MUNICIPAL CART RESPONSE SUMMARY

Section 1: Consistency with The Preliminary State Plan

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

See Appendix A – CART Section 1, Item 1 - Compilation of Planning Documents

2. REVIEW THE GOALS IN THE PRELIMINARY STATE PLAN AND INDICATE THE DEGREE TO WHICH (COUNTY) PLANS HAVE INCORPORATED KEY CONCEPTS AND POLICY OBJECTIVES.

GOAL 1 STATE PLAN GOAL - ECONOMIC DEVELOPMENT GOAL: PROMOTE ECONOMIC GROWTH THAT BENEFITS ALL RESIDENTS OF NEW JERSEY

Municipality	Response
Chatham Boro.	Economic Development. Adopt economic growth policies and strategies that promote smart growth and benefit all residents. The Borough will be undertaking a full Master Plan amendment in 2025 and 2026. It is a goal of the process to address consistency with the State Plan goals and objectives. However, the Borough's existing planning documents are consistent with the following aspects of the State's goals and objectives.
Chatham Twp.	Chatham Township's planning documents are generally consistent with the State goals and do not have any major inconsistencies with the State goals.
East Hanover	The Township is unable to divert the Township's Planner's time to review unadopted State Plan goals against the municipal plans. We would encourage the State to extend the deadline for the submission of CARTs until mid-summer and certainly after the State-imposed affordable housing deadline on June 30, 2025.
Florham Park	Historically, the Borough's Master Plan documents have not explicitly discussed economic development. The 2000 Master Plan noted under "Land Use" goals to, "Stabilize and maintain conditions for existing businesses, and create an environment for orderly, controlled moderate additions to the ratable base. Encourage utilization of existing development and infrastructure to maintain businesses within the community."
Lincoln Park	The Borough of Lincoln Park has been engaged with numerous developers to revitalize downtown areas and improve mixed-use housing conditions. These improvements not only increase the attractiveness of the Borough to prospective businesses and residents but also encourage current business owners to undertake renovative actions. Various redevelopment agreements signed with developers reflect these initiatives by the Borough of Lincoln Park. The Borough Council, Planning Board, and Zoning Board of Adjustment are aligned in their beliefs that promoting the economic viability of Lincoln Park is critical to future growth and prosperity.
Long Hill	Long Hill Township promotes equality for all citizens residing in the town. The Township has worked to promote new businesses where previous businesses have closed their doors. Additionally, in the 2023 Long Hill Township Master Plan, the municipality has designated "Developing and enhancing [the] economic vitality of commercial areas" as Goal #2 in the Land Use Section.

Madison	<p>Madison's policies are consistent with this goal. While the 2020 Master Plan does not have a specific element addressing economic development, the following overall guiding principles are relevant:</p> <ul style="list-style-type: none"> -Embracing and preserving the historic, while making room for new ways of living, working, communicating, and recreating. -Maintaining a downtown that is and continues to be the cultural, social, and retail center of the community. -Supporting educational and cultural institutions as centers of learning, experience, and participation that are integral to community life. -Encouraging a thriving, diverse economy that retains and attracts locally- and regionally- owned and managed businesses, corporations, and institutions. <p>The following Master Plan goals address economic development:</p> <ul style="list-style-type: none"> -Promote a variety of residential, commercial, recreational, public, and conservation land uses to maintain and enhance Madison as a thriving community. -Encourage development, revitalization, and preservation opportunities near transit, parks, shopping, and community facilities. -Protect and enhance the economic vitality of the downtown by encouraging combined residential and commercial development in the CBD core, downtown living opportunities and flexible use of the sidewalk realm, public space, and retail businesses. -Promote Madison as a desirable location for firms and institutions seeking relocation from New York City or other regional cities. <p>The Land Use Element also contains strategies meant to support a thriving local economy, especially given trends in e-commerce and other factors that have accelerated due to the Covid-19 pandemic. These include enhancements to the downtown environment (including outdoor dining and placemaking) to spur local shopping, support for mixed-use and downtown living, improved pedestrian safety and mobility, and provision of a parking supply that balances parking demand with loading and other short-term needs.</p>
Morris Plains	Morris Plains has an equitable approach to promote and support all businesses and economic growth in the Borough. The Borough has made efforts to adhere to a changing economy through zoning regulations and land use policies.
Morris Twp.	Morris Township has an equitable approach to promote and support all businesses and economic growth in the Township. The Township has made efforts to adapt to a changing economy through zoning regulations and land use policies.
Pequannock	Economic Development - Township Economic Development Element goals include: Continue to promote the Route 23 corridor as a regional commerce center; strengthen the commercial districts and Newark Pompton Turnpike; improve the visual conditions of the Newark Pompton Turnpike commercial districts; leverage available incentives to encourage new development and redevelopment in the Township.
Randolph	Somewhat consistent

GOAL 2 - STATE PLAN GOAL - HOUSING GOAL: PROVIDE AN ADEQUATE SUPPLY OF HOUSING FOR RESIDENTS OF ALL AGES AND INCOMES, IN COMMUNITIES OF THEIR CHOOSING THAT MEET THEIR NEEDS AND OFFER READY ACCESS TO THE FULL RANGE OF SUPPORTIVE GOODS AND SERVICES.

Municipality	Response
Chatham Boro.	Housing. Promote an adequate supply of high-quality housing affordable to all age groups and income levels and locate the housing in transit-rich locations that provide easy access to jobs, education, services and amenities. The Borough will be undertaking a full Master Plan amendment in 2025 and 2026. It is a goal of the process to address consistency with the State Plan goals and objectives. However, the Borough's existing planning documents are consistent with the following aspects of the State's goals and objectives.
Chatham Twp.	Chatham Township's planning documents are generally consistent with the State goals and do not have any major inconsistencies with the State goals.
East Hanover	The Township is unable to divert the Township's Planner's time to review unadopted State Plan goals against the municipal plans. We would encourage the State to extend the deadline for the submission of CARTs until mid-summer and certainly after the State-imposed affordable housing deadline on June 30, 2025.
Florham Park	Historically, the Borough's Master Plan documents have not explicitly discussed economic development. The 2000 Master Plan noted under "Land Use" goals to, "Stabilize and maintain conditions for existing businesses, and create an environment for orderly, controlled moderate additions to the ratable base. Encourage utilization of existing development and infrastructure to maintain businesses within the community."
Lincoln Park	The Borough has undertaken two large developer agreements that will provide 176 units, with affordable housing obligations met in each structure. The structure in the lower part of Lincoln Park is a mixed-use transit village, encouraging businesses and residents to solicit local businesses. Construction is being overseen by the Borough's construction and engineering department with rigorous standards applied to ensure best practices and safeguard tenant health and wellness. The Borough is also engaged in hearing proposals from two developers who seek to construct age-friendly housing.
Long Hill	Long Hill maintains its obligations to support affordable housing for all citizens regardless of economic stature. Long Hill Township has negotiated Fair Share Housing obligations that address this goal in the State Plan and will continue implementation once New Jersey American Water has completed improvements to the Wastewater Treatment Plant and new sewer connections to the Plant can be made.
Madison	Madison's policies are consistent with this goal. The Borough's current Housing Element and Fair Share Plan was adopted in 2021, and since then, the Borough has constructed a 44-unit 100% affordable housing development, approved inclusionary housing developments within overlay districts and as part of its Mandatory Set-Aside Ordinance, and facilitated affordable units in several projects that are above and beyond the required levels. In 2024, the Borough approved a redevelopment plan that will facilitate construction of a supportive housing facility and an inclusionary housing development on a vacant large-scale office property at Giralda Farms. Madison has accepted the State's prospective housing need

	<p>numbers and is actively working to complete its Fourth Round Housing Element and Fair Share Plan.</p> <p>More broadly, the following overall guiding principles from the 2020 Master Plan are relevant:</p> <ul style="list-style-type: none"> -Embracing and preserving the historic, while making room for new ways of living, working, communicating, and recreating. -Maintaining strong, attractive residential neighborhoods as an important part of the community's-built environment and identity. - Pursuing age-friendly policies and programs so that Madisonians can age in place and retain social connections, health, and well-being. <p>In addition, the following Master Plan goals address housing:</p> <ul style="list-style-type: none"> -Promote a variety of residential, commercial, recreational, public, and conservation land uses to maintain and enhance Madison as a thriving community. -Support a variety of housing types, sizes, and living configurations for households in various cycles of life and at a variety of income levels. -Enrich the experience of those who live, work, and visit Madison by creating and enhancing a diverse system of parks, trails, plazas, parklets, streets, art, and public facilities. - Provide and improve community facilities and services to enhance the health, safety, and well-being of current and future residents.
Morris Plains	<p>Morris Plains is committed to providing housing for all its residents in every community that meets their needs. The Borough acknowledges its population and land use trends and continues to implement strategies to ensure adverse housing stock is available within its boundaries. The 2018 Master Plan Re-Examination identifies four multi-family projects, which when complete, will add over 200 affordable units to the Borough's housing options with additional units expected.</p>
Morris Twp.	<p>Morris Township is a mature suburban community that predominantly offers single-family detached housing. The Township acknowledges its population and land use trends and continues to implement strategies such as rezoning, to ensure a diverse housing stock is available within its boundaries. The 2017 Master Plan Re-Examination identifies existing zones that are recommended to be evaluated to allow for a higher residential density. In addition, the Colgate-Palmolive Redevelopment Plan permitted mixed-use development including market-rate and affordable dwellings.</p>
Pequannock	<p>Housing - The Township Master Plan noted that the residential zones preserve neighborhood character and guide residential development at the appropriate location and density. There are 9 residential districts which include a Planned Unit Development that provides affordable housing as part of "The Glens".</p>
Randolph	<p>Slightly consistent</p>

3) STATE PLAN GOAL 3- INFRASTRUCTURE: ECONOMIC OPPORTUNITY THROUGH NATION LEADING INFRASTRUCTURE

Municipality	Response
Chatham Boro.	Infrastructure. Promote investment in and provide infrastructure and related services (transit, schools, roadway, stormwater management, water and sewer infrastructure) in a timely, safe and efficient manner. The Borough will be undertaking a full Master Plan amendment in 2025 and 2026. It is a goal of the process to address consistency with the State Plan goals and objectives. However, the Borough's existing planning documents are consistent with the following aspects of the State's goals and objectives.
Chatham Twp.	Chatham Township's planning documents are generally consistent with the State goals and do not have any major inconsistencies with the State goals.
East Hanover	The Township is unable to divert the Township's Planner's time to review unadopted State Plan goals against the municipal plans. We would encourage the State to extend the deadline for the submission of CARTs until mid-summer and certainly after the State-imposed affordable housing deadline on June 30, 2025.
Florham Park	The Borough has focused on the adequacy of infrastructure, including public utilities and roadways. In its 2000 comprehensive Master Plan, the Borough provided an overview of the public utilities, including that "almost the entire Borough is connected to public potable water systems" and that "The Florham Park Sewage Authority provides sanitary sewer service for most of the Borough". In regards to traffic and circulation, the "Circulation" goals include to "Improve vehicular and pedestrian circulation for the convenience and safety of those who work, reside in and visit the Borough. Encourage measures to promote ridesharing and alternative modes of transportation. Work with State and County Officials, and private developers to lessen traffic burdens on the existing road system and pursue direct routes to the State highway network."
Lincoln Park	Despite the large percentage of flood-hazard areas preventing infrastructure construction, the Borough is resolute in providing safe travel lanes for motorists, pedestrians, and cyclists. Many roads in the Borough are equipped with speed-bumps or speed-humps to calm traffic over long stretches. Traffic patterns have been adjusted with multi-county cooperation in the last few years to ensure safe transit and isolation from flood hazards.
Long Hill	Long Hill has three train stations, for the Township to become a more desirable location, New Jersey Transit must address its outdated trains, mechanical issues and overall reliability. This is beyond the control of the municipality. New Jersey American Water has purchased the Long Hill Township Wastewater Treatment Plant and is expanding the plant to take on additional ratable customers and allow Long Hill to meet negotiated Fair Share Housing obligations.
Madison	<p>Madison's policies are consistent with this goal. The following overall guiding principles from the 2020 Master Plan are relevant:</p> <p>-Supporting and recognizing the benefits of active transportation in improving health, air quality, and promoting social and economic well-being.</p>

	<p>-Recognizing the important health, sustainability, and equity implications of transportation and land use policy and planning decisions.</p> <p>In addition, the following Master Plan goals address infrastructure, specifically transportation:</p> <ul style="list-style-type: none"> -Maintain and enhance a transportation system that is safe, sustainable, and accessible for people of all ages and abilities to walk, bicycle, drive, take transit, or use other shared mobility services. -Manage and monitor Borough on-street and public off-street parking resources to ensure efficient use of parking and track and respond to changing needs as technology, development, and innovation advance. <p>The Master Plan's Community Mobility Element, building on the overall guiding principles and goals, sets out the following specific objectives, with detailed strategies such as intersection improvement concepts and updated bicycle parking requirements:</p> <ul style="list-style-type: none"> A. Implement Complete and Green Streets. B. Enhance connectivity by expanding pedestrian and bicycle infrastructure. C. Prepare for increased extreme weather events and hotter days. D. Support accessible and convenient public transit. E. Explore strategies and track usage trends of public parking resources with emphasis on the downtown and the needs of local commuters. F. Reduce roadway crashes and injuries. G. Expand and modernize bicycle parking in and around the downtown. H. Prepare for "smart city" technologies and shared mobility innovations. I. Other infrastructure-related policies are generally addressed through the lens of climate change, sustainability, and resiliency.
Morris Plains	Morris Plains continues to prioritize transit-oriented development and supports innovative, sustainable infrastructure that connects residential and commercial uses through walkable features.
Morris Twp.	Morris Township continues to prioritize transit-oriented development and supports innovative, sustainable infrastructure that connects residential and commercial uses through walkable features. The 2017 Re-Examination sets pedestrian safety as a top concern.
Pequannock	Infrastructure - The completion of the rail trail/bike path/walking path that utilizes the defunct north/south NYS&W railroad right-of-way. The Township Master Plan has goals to enhance and expand the Township's trail system through upgrades to existing facilities and the development of new trails; to finish the Pequannock . This is consistent with the State Plan in its goal to prioritize the needs of pedestrians and bicyclists.
Randolph	Consistent

4) STATE PLAN GOAL- REVITALIZATION AND RE-CENTERING: REVITALIZE AND RE-CENTER THE STATE'S UNDERUTILIZED DEVELOPED AREAS

Municipality	Response
Chatham Boro.	Revitalization and Recentering. Support the revitalization and restoration of vacant and abandoned properties that focus on public and incentivized private investments. Examples include underperforming malls, business parks and struggling commercial corridors. The Borough will be undertaking a full Master Plan amendment in 2025 and 2026. It is a goal of the process to address consistency with the State Plan goals and objectives. However, the Borough's existing planning documents are consistent with the following aspects of the State's goals and objectives.
Chatham Twp.	Chatham Township's planning documents are generally consistent with the State goals and do not have any major inconsistencies with the State goals.
East Hanover	The Township is unable to divert the Township's Planner's time to review unadopted State Plan goals against the municipal plans. We would encourage the State to extend the deadline for the submission of CARTs until mid-summer and certainly after the State-imposed affordable housing deadline on June 30, 2025.
Florham Park	The Borough has historically focused on aligning its land use goals and policy actions with appropriate zoning. The 2020 Reexamination Report represented the Borough's continuing effort to ensure that its planning policies and land use goals and objectives remain current and address the issues affecting the Boroughs residents and businesses". This Reexamination Report also noted that the Borough had since designated an area in need of redevelopment by the Borough and was utilizing the Redevelopment Process to revitalize underutilized properties.
Lincoln Park	Lincoln Park has been highly motivated to increase the viability of the downtown center. Parking requirements have been examined through variances and redevelopment agreements with the Borough Council to alleviate burdens from applicants in favor of a viable community center. Redevelopment plans are issued in accordance with this. Land development applications are handled swiftly and with urgency, with the understanding that these developments are both beneficial to the applicant, the resident, and the governing body.
Long Hill	Long Hill Township has identified specific areas that fit several of these categories as targeted areas for revitalization, including vacant commercial properties, delisted Superfund Sites, and structures and parcels with probable contamination. In Section 4.7, Designated Redevelopment Areas of the 2023 Long Hill Township Master Plan, the Valley Road Redevelopment Area is designated as a Commendation Area in Need of Redevelopment and the 1106-1112 Valley Road site is designated as a Non-Condensation Area in Need of Redevelopment. Additionally, revitalization has been hampered by the current sewer ban in effect. Once New Jersey American Water has completed the agreed improvements on the Wastewater Treatment Plant, which will allow for the lifting of the sewer ban, revitalization work in certain areas can begin. For other identified areas subject to regional flooding issues, Long Hill will require assistance from Morris County and the State in order to move forward. In the interim, the Township continues to develop network of trails, walkways, and bike paths to link sections via non-motorized options (e.g. Trail by Rail).

Madison	<p>Madison's policies are consistent with this goal. The following Master Plan goal is relevant:</p> <p>-Encourage development, revitalization, and preservation opportunities near transit, parks, shopping, and community facilities.</p> <p>The Master Plan's Land Use Element, building on the overall guiding principles and goals, sets out specific objectives, with detailed strategies for zoning, creative placemaking and smart growth. Of these, the following are most relevant to the State Plan goal:</p> <p>A. Ensure a vibrant, walkable downtown that meets local needs and attracts visitors, new residents, and new businesses by promoting a diverse mix of businesses and supporting cultural institutions.</p> <p>B. Create a sense of arrival and identity by establishing and improving gateways into Madison's downtown and outlying commercial districts.</p> <p>C. Encourage design elements and attributes that preserve the physical character of residential neighborhoods, the downtown, and business districts.</p> <p>G. Maximize the economic benefits of Giralda Farms by retaining and attracting businesses and tenants that value its unique setting.</p>
Morris Plains	<p>Morris Plains will continue to maintain and support its compact, walkable downtown area with a New Jersey Transit station that offers viable connections to residential areas. The ongoing multi-family inclusionary affordable housing development along The American Road is just one example of recent efforts to create equitable housing with pedestrian access to recreational open space, industrial and commercial properties, and public transit.</p>
Morris Twp.	<p>Goal #4 of the 2017 Re-Examination Report was "Maintenance of existing commercial areas and restriction on new commercial development." Similarly, a recommendation of the report was to "Consider zoning for potential repurposing/redevelopment of commercial properties." This goal prioritized infill development in existing commercial areas. Additionally, the Township has adopted land use regulations to transform existing, underutilized office/research campuses into viable mixed-use development.</p>
Pequannock	<p>Revitalize and recenter underutilized developed areas - Township's Land Use Plan Element goals that are consistent with this State Master Plan goal area as follows: Promote land uses consistent with the Township of Pequannock's historic pattern and transition zones with under-utilized land uses to districts more aligned with the Township of Pequannock's development goals.</p>
Randolph	<p>Consistent</p>

5) STATE PLAN GOAL- CLIMATE CHANGE: EFFECTIVELY ADDRESS THE ADVERSE IMPACTS OF CLIMATE CHANGE

Municipality	Response
Chatham Boro.	Climate Change. Support efforts to reduce greenhouse gas emissions. The Borough will be undertaking a full Master Plan amendment in 2025 and 2026. It is a goal of the process to address consistency with the State Plan goals and objectives. However, the Borough's existing planning documents are consistent with the following aspects of the State's goals and objectives.
Chatham Twp.	Chatham Township's planning documents are generally consistent with the State goals and do not have any major inconsistencies with the State goals.
East Hanover	The Township is unable to divert the Township's Planner's time to review unadopted State Plan goals against the municipal plans. We would encourage the State to extend the deadline for the submission of CARTs until mid-summer and certainly after the State-imposed affordable housing deadline on June 30, 2025.
Florham Park	The Borough's Master Plan documents have not discussed Climate Change. The amended Land Use Element provided that "There is a need for the Borough to address other elements of the Master Plan, including but not limited to a climate change-related hazard vulnerability assessment, as required by state law P.L. 2021, c6, amending the MLUL, which will be completed in a more comprehensive Master Plan Land Use Element in the near future."
Lincoln Park	The Borough is highly focused on climate resiliency due to its numerous flood-hazard areas and impervious coverage percentages. Promotion of walking trails and recreational uses in green space areas is routinely encouraged by the Borough recreation department, and nearly all large open green spaces have been converted into community recreation while retaining natural features. Drainage and watershed overloading is routinely examined during engineering reviews. Emergency response planning is critical to the Borough's contingency plans in the event of a flood.
Long Hill	The Municipality has identified Climate Change as an issue in Section 4.8 Hazard Vulnerability Assessment of the 2023 Long Hill Township Master Plan. The Township has secured financial assistance through the Blue Acres program and considers ongoing support to be of great value. Long Hill intends to follow New Jersey and Nation-wide guidance where possible to minimize the deleterious effects and progress of Climate Change.
Madison	<p>Madison's policies are consistent with this goal. The following overall guiding principle from the 2020 Master Plan is relevant:</p> <p>-Being a model for energy efficiency, sustainability, and resiliency.</p> <p>In addition, the following Master Plan goals address climate change:</p> <p>-Develop and implement strategies to reduce the Borough's vulnerability to the impacts from climate change, extreme weather, pandemics, and other disruptive events and become a more sustainable and resilient community.</p> <p>-Reduce the Borough's environmental footprint and carbon emissions and promote the preservation of natural systems and environmentally sensitive areas essential to public and ecosystem health.</p>

	<p>Climate change is also addressed, as required by State statute, within the Land Use Element, in the Smart Growth, Resiliency, and Sustainability Strategy. This component identifies the following strategies within Master Plan elements as relevant to climate change:</p> <p>Land Use Plan:</p> <ul style="list-style-type: none"> -Encourage use of sustainable design and green building practices where variances are being considered for building and/or impervious coverage. -Consider incentives for the inclusion of green building/green infrastructure practices. -Require native plants and trees in all landscaping and planting projects on public lands and encourage native plants and trees on private property to maintain and expand the tree canopy. -Integrate sustainable design, development, and infrastructure practices in new development and adaptive reuse projects. -Encourage the conservation of ecologically sensitive areas. -Tree canopy preservation and replacement. <p>Community Mobility Element:</p> <ul style="list-style-type: none"> -Update the Borough's Complete Street policy to reflect current best design and environmental practices that integrate Green Streets with Complete Streets. - Restore and maintain the street tree canopy. -Explore the use of green stormwater infrastructure. <p>Historic Preservation Element:</p> <ul style="list-style-type: none"> -Promote and disseminate within the community research on the economic, environmental, and historic benefits of preservation, including examples and best practices of how sustainability/green building practices can be incorporated into historic preservation projects. -Consider building and material reuse as a sustainability strategy in Borough plans and policies. - Encourage building material salvage, reuse, and recycling prior to demolition and modification of historic resources. <p>The Smart Growth, Resiliency, and Sustainability Strategy, in addition to assessing the Borough's vulnerability to various climate change impacts, highlights many of Madison's environmental initiatives, such as being certified by Sustainable Jersey at the silver level; adoption of a Sustainable Land Use Pledge, Shade Tree Protection Ordinance, Solar Ordinance, plastic bag ban, and Open Space and Recreation Plan; and installation of public electric vehicle (EV) charging spaces. In addition, since adoption of the Master Plan, the Borough adopted in 2021 a Preliminary Environmental Checklist for development applications, which requires applicants to answer a series of questions aimed at identifying potential environmental impacts of their projects and possible mitigation measures.</p>
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Morris Plains	Morris Plains has invested in strategies to combat climate change and has identified climate change as an issue in the 2018 Master Plan Re-Examination. Since the adoption of this document, the Borough has established a Green Team and adopted a Community Energy Plan (2024) with goals of creating a more sustainable municipality. The Borough has acquired hybrid vehicles. Additionally, the Borough intends to follow County and State guidance where applicable to ensure participation in a regional approach to combat the adverse effects of climate change.
Morris Twp.	Morris Townships 2017 Master Plan Re-Examination made recommendations to encourage climate-friendly opportunities and support moving toward a sustainable Township. Morris Township participates in Sustainable Jersey. Additionally, the Township intends to follow County and State guidance where applicable to ensure participation in a regional approach to combat the adverse effects of climate change. The Township has adopted ordinances that comply with NJDEP's latest regulations related to stormwater mitigation.
Pequannock	Climate Change - The Township's Master Plan goals, consistent with the State Plan, include the following: increase resident, business and school commitment to sustainable actions; pursue Sustainable Jersey certification; recognize local businesses with "green" programs; increase energy efficiency in government buildings and encourage residents and businesses to do the same with educational programs and financial incentives; promote sustainable practices; discourage developments with high amounts of impervious surfaces.
Randolph	Consistent

6) STATE PLAN GOAL- NATURAL RESOURCES: PROTECT, MAINTAIN, AND RESTORE THE STATE'S NATURAL AND WATER RESOURCES AND ECOSYSTEMS.

Municipality	Response
Chatham Boro.	Natural and Water Resources. Protect natural and water resources within the community through targeted acquisitions and science-based regulations. The Borough will be undertaking a full Master Plan amendment in 2025 and 2026. It is a goal of the process to address consistency with the State Plan goals and objectives. However, the Borough's existing planning documents are consistent with the following aspects of the State's goals and objectives.
Chatham Twp.	Chatham Township's planning documents are generally consistent with the State goals and do not have any major inconsistencies with the State goals.
East Hanover	The Township is unable to divert the Township's Planner's time to review unadopted State Plan goals against the municipal plans. We would encourage the State to extend the deadline for the submission of CARTs until mid-summer and certainly after the State-imposed affordable housing deadline on June 30, 2025.
Florham Park	The Borough has not addressed natural and water resources in its Master Plan historically.
Lincoln Park	Lincoln Park treats all environmental requirements with respect and follows closely conservation guidelines. Watersheds, wetlands, stream corridors, and water bodies are always taken into consideration if planning and construction efforts are foreseen to affect them. Agricultural uses and exemptions are codified into local

	ordinance, and Lincoln Park is host to many producing farms. Water needs and flood resiliency takes all developments into account when planning a response, following an all-hazards approach.
Long Hill	Considering almost the entirety of Long Hill was identified in the 2001 State Plan in the Environmentally Sensitive Planning Area 5(PA-5) and continues to be identified in PA-5 in 2024 Preliminary State Development and Redevelopment Plan, the Township has had long standing practices in place to support this goal. Furthermore, Long Hill has maintained for many years both an Environmental Commission, and a Shade Tree Commission, who aim to protect the natural resources of the area through various programs and initiatives. One of Long Hill's distinctive environmental initiatives is its annual program, which offers residents indigenous trees at a discounted rate for planting.
Madison	As detailed in the above discussion on climate change, Madison's policies are consistent with this goal. In addition to these Master Plan components, the Borough's volunteer environmental advocacy committees have actively planned for conservation of its natural and water resources. The Environmental Commission completed Madison's current Conservation Management Plan in 2015 and its current Environmental Resource Inventory in 2011, while the Shade Tree Management Board prepared the latest Five-Year Community Forestry Management Plan in 2017, and the Open Space, Recreation, and Historic Preservation Advisory Committee completed the Open Space and Recreation Plan in 2020.
Morris Plains	Morris Plains holds a strong record for acquiring open space and connections in the trail system. The governing body aims to continue such trends in providing all residents with adequate recreational open space and parkland. The Borough also intends to continue to adopt ordinances and techniques which will protect sensitive wetlands, steep slopes, woodlands, and flood prone areas, as expressed in the 2018 Master Plan Re-Examination.
Morris Twp.	Morris Township has a strong record in acquiring open space and providing connections in the trail system. The governing body aims to continue such trends in providing all residents with adequate recreational open space and parkland. The Township also intends to encourage the protection and plantings of native trees due to an increasing loss in the past few decades, as expressed in the 2017 Master Plan Re-Examination.
Pequannock	Natural and Water Resources - The Township Master Plan goals support this State Master Plan goal as follows: protect and restore environmentally sensitive areas, such as wildlife habitats, steep slopes, wetlands and surface water quality; restore and improve riparian areas with native species plantings; utilize the Township's Open Space, Recreation, Farmland and Historic Trust Fund to maintain and enhance existing preserved spaces.
Randolph	Consistent

7) STATE PLAN GOAL- POLLUTION AND ENVIRONMENTAL CLEAN UP: PROTECT THE ENVIRONMENT, PREVENT, AND CLEAN UP POLLUTION.

Municipality	Response
Chatham Boro.	Pollution and Environmental Clean-up. Support the restoration of degraded freshwater bodies, land and natural systems through remediation programs and consider adopting land use laws and practices that support clean energy. The Borough will be undertaking a full Master Plan amendment in 2025 and 2026. It is a goal of the process to address consistency with the State Plan goals and objectives. However, the Borough's existing planning documents are consistent with the following aspects of the State's goals and objectives.
Chatham Twp.	Chatham Township's planning documents are generally consistent with the State goals and do not have any major inconsistencies with the State goals.
East Hanover	The Township is unable to divert the Township's Planner's time to review unadopted State Plan goals against the municipal plans. We would encourage the State to extend the deadline for the submission of CARTs until mid-summer and certainly after the State-imposed affordable housing deadline on June 30, 2025.
Florham Park	The Borough has not addressed pollution and environmental clean-up in its Master Plan historically.
Lincoln Park	The Borough was an early adopter of the Lead-Law Act which required all one-and-two family rentals pre 1978 to be inspected for lead paint hazards, completing all of the required inspections prior to the DCA due date. Public health officers are highly integrated within the community and routinely complete infectious disease investigations to ensure environmental factors are not a cause. The Borough does not have any brownfield or polluted lots and takes great precaution when investigation potential claims of such.
Long Hill	Since almost the entirety of Long Hill was identified in the 2001 State Plan in the Environmentally Sensitive Planning Area 5 (PA-5) and continues to be identified in PA-5 in 2024 Preliminary State Development and Redevelopment Plan, the Township has had long standing practices in place to support this goal. The continuing Passaic River flooding issues in Long Hill Township create the need for both the County and State to coordinate discussions and agreements between municipalities that directly and indirectly impact the Upper Passaic Watershed area. The Township has implemented successful programs to support residents in adopting proper recycling practices, including the highly effective Styrofoam recycling program by the Department of Public Works, which has now expanded to several neighboring municipalities.
Madison	Although the Master Plan does not specifically address pollution, as detailed in the above discussion on climate change, Madison's policies are generally consistent with this goal.
Morris Plains	The Borough maintains the Morris Plains Recycling Center and holds a Recycling Committee and a Recycling Plan. As of 2018, the Borough has no areas that have been designated for redevelopment or rehabilitation. However, it encourages low impact development to utilize natural processes and ecosystems for stormwater and flood mitigation to protect water quality and associated aquatic habitats.
Morris Twp.	Goal #2 of the 1994 Master Plan is "Minimization of pollution" as reiterated through the latest 2017 Re-Examination Report. In accordance with NJDEP regulations, new

	development in Morris Township must utilize natural processes and ecosystems to prevent the runoff of contaminated stormwater.
Pequannock	Pollution and Environmental Clean-Up - The Township Master Plan goals support this State Master Plan goal as follows: protect and restore environmentally sensitive areas, such as wildlife habitats, steep slopes, wetlands and surface water quality; restore and improve riparian areas with native species plantings;
Randolph	Consistent

8) STATE PLAN GOAL- HISTORIC AND SCENIC RESOURCES: PROTECT, ENHANCE, AND IMPROVE ACCESS TO AREAS WITH EXCEPTIONAL ARCHEOLOGICAL, HISTORIC, CULTURAL, SCENIC, OPEN SPACE AND RECREATIONAL VALUE

Municipality	Response
Chatham Boro.	Historic and Scenic Resources. Support local regulations that protect historic and scenic resources and facilitate public access to high-quality open space, scenic landscapes, historical resources and recreation resources. The Borough will be undertaking a full Master Plan amendment in 2025 and 2026. It is a goal of the process to address consistency with the State Plan goals and objectives. However, the Borough's existing planning documents are consistent with the following aspects of the State's goals and objectives.
Chatham Twp.	Chatham Township's planning documents are generally consistent with the State goals and do not have any major inconsistencies with the State goals.
East Hanover	The Township is unable to divert the Township's Planner's time to review unadopted State Plan goals against the municipal plans. We would encourage the State to extend the deadline for the submission of CARTs until mid-summer and certainly after the State-imposed affordable housing deadline on June 30, 2025.
Florham Park	The Borough has not addressed historic and scenic resources in its Master Plan historically.
Lincoln Park	The Borough seeks to protect all historical land areas within its borders, including the historic Morris Canal trail, which is currently undergoing renovations with grant assistance. The Borough has also recently completed a large renovation on its public library to encourage community reflection. Open space and recreation land is also common as a result of flood mitigation efforts and are protected by code enforcement officers to ensure NJDEP compliance.
Long Hill	The Historic Plan Element, Open Space Element and Sustainability Element in the 2023 Master Plan all provide consistency with this goal in the Preliminary State Development and Redevelopment Plan. Additionally, the Township is dedicated to maintaining its commitment to the preservation of sites listed on the National Register of Historic Places, including the Millington Railroad Station and the Millington Schoolhouse.
Madison	Madison's policies are consistent with this goal. The following overall guiding principles from the 2020 Master Plan are relevant: -Embracing and preserving the historic, while making room for new ways of living, working, communicating, and recreating.

	<p>-Maintaining a downtown that is and continues to be the cultural, social, and retail center of the community.</p> <p>-Supporting educational and cultural institutions as centers of learning, experience, and participation that are integral to community life.</p> <p>In addition, the following Master Plan goals address historic, cultural, open space, and similar resources:</p> <p>-Enrich the experience of those who live, work, and visit Madison by creating and enhancing a diverse system of parks, trails, plazas, parklets, streets, art, and public facilities.</p> <p>-Identify, preserve, and rehabilitate historic resources and guide new development so that it does not detract from the form, design, and distinguishing features of such resources.</p> <p>-Provide and improve community facilities and services to enhance the health, safety, and well-being of current and future residents.</p> <p>The Master Plan's Historic Preservation Element, building on the overall guiding principles and goals, sets out the following specific objectives, with detailed strategies such as clarification of roles and procedures in local historic preservation, updating the Historic Sites Survey, preparation of historic design guidelines, designation of additional historic resources, and improved education and celebration of preservation efforts:</p> <p>A. Educate the community about Madison's historic resources, archaeological, cultural, architectural, and social history.</p> <p>B. Celebrate and acknowledge Madison's history and integrate historic information into events, programs, and materials.</p> <p>C. Promote environmental and economic benefits of historic preservation.</p> <p>D. Promote design practices and creative solutions for infill development and adaptive reuse that respond to context.</p> <p>E. Protect historically and culturally significant sites that are valuable to preserving the Borough's character.</p> <p>Since adoption of the Master Plan, the Borough adopted Historic Preservation Design Guidelines for historic districts and buildings.</p>
Morris Plains	<p>The Borough's Open Space Plan identifies specific sites suitable for conservation that promote adequate recreational and scenic opportunities while maintaining the increasing need for housing. Morris Plains also continues to expand and maintain its extensive trail system, connecting multiple open space acquisitions. The Morris Plains Train Station is listed on the National Register of Historic Places and the Borough is committed to protecting its historic small-town character through design standards and zoning regulations.</p>
Morris Twp.	<p>Goal #3 of the Township's latest Re-Examination Report in 2017 was "Preservation and enhancement of historic sites and recreational facilities for public enjoyment." The Township's Open Space Plan identifies specific sites suitable for conservation that promote adequate recreational and scenic opportunities, while maintaining</p>

	the increasing need for housing. Morris Township also continues to expand and maintain its extensive trail system, connecting multiple open space acquisitions. In addition to green spaces, the Township has an extensive inventory of historic places, of which it aims to maintain and update. The Abbey/Alnwick Hall Redevelopment Plan seeks to preserve a historic structure and grounds through adaptive reuse into a retail/commercial use.
Pequannock	Historic and Scenic Resources - The Township Master Plan goals support this State Master Plan goal as follows: preserve and enhance existing historic assets; increase knowledge of Township's heritage; balance new development with historic preservation efforts of significant landscape and buildings.
Randolph	Strongly consistent

9) STATE PLAN GOAL- EQUITY: IMPLEMENT EQUITABLE PLANNING PRACTICES TO PROMOTE THRIVING COMMUNITIES FOR ALL NEW JERSEYANS:

Municipality	Response
Chatham Boro.	Equity. Ensure that affordable housing is not sited near environmental and public health stressors such as polluting industries, contaminated sites, blighted properties, urban highways, etc. The Borough will be undertaking a full Master Plan amendment in 2025 and 2026. It is a goal of the process to address consistency with the State Plan goals and objectives. However, the Borough's existing planning documents are consistent with the following aspects of the State's goals and objectives.
Chatham Twp.	Chatham Township's planning documents are generally consistent with the State goals and do not have any major inconsistencies with the State goals.
East Hanover	The Township is unable to divert the Township's Planner's time to review unadopted State Plan goals against the municipal plans. We would encourage the State to extend the deadline for the submission of CARTs until mid-summer and certainly after the State-imposed affordable housing deadline on June 30, 2025.
Florham Park	The Borough has not addressed equity in its Master Plan historically.
Lincoln Park	Lincoln Park is firmly committed to equitable outcomes for all residents, regardless of economic, racial, religious, or ethnic background. The Lincoln Park food pantry is often stocked and assist other local communities in their food security efforts.
Long Hill	The 2001 State Development and Redevelopment Plan and the 2024 Preliminary State Development and Redevelopment Plan place Long Hill Township almost in its entirety in the Environmentally Sensitive Planning Area 5 (PA-5), which acknowledges the limited impacts on equity issues. However, the 2023 Long Hill Township Master Plan does address the various impacts on equity.
Madison	Madison's policies are consistent with this goal. While the 2020 Master Plan does not have a specific element addressing equity, the following overall guiding principles are relevant: - Celebrating diversity and ensuring equitable access to housing, transportation, civic participation, parks, services, and other amenities.

	<p>-Recognizing the important health, sustainability, and equity implications of transportation and land use policy and planning decisions.</p> <p>-Being a community that is welcoming to all people and offers opportunities for all to participate in civic life.</p> <p>-Pursuing age-friendly policies and programs so that Madisonians can age in place and retain social connections, health, and well-being.</p> <p>In addition, the following Master Plan goals address equity:</p> <p>-Provide and improve community facilities and services to enhance the health, safety, and well-being of current and future residents.</p> <p>-Promote a Borough that is welcoming to all residents and visitors.</p> <p>The existing conditions overview of the Master Plan further notes public health as a key component of equity, identifying a connection between the built environment and often unintended impacts on resident's physical, social, and emotional well-being. Public health and equity is noted as a key planning trend that has changed since the Borough's previous (1992) Master Plan that is incorporated in the updated plan.</p>
Morris Plains	The Borough will continue to provide adequate resources for all residents including green spaces, natural light, access to clean water, air, and food, and an overall transit-oriented community.
Morris Twp.	The Township will continue to provide adequate resources for all residents including green spaces, natural light, access to clean water, air, and food, and an overall transit-oriented community.
Pequannock	Equity - The Pequannock Township Master Plan, including all its elements and goals and objectives are anchored in the fundamental principal to provide equitable outcomes for its residents through the achievement of its goals. The Township's Master Plan was created as a result of public engagement regarding the overall goals for the Township.
Randolph	Consistent

10) STATE PLAN GOAL - COMPREHENSIVE PLANNING: FOSTER SOUND AND INTEGRATED PLANNING AND IMPLEMENTATION ON ALL LEVELS STATEWIDE

Municipality	Response
Chatham Boro.	Sound and Integrated Planning. Support the State Plan and Plan Endorsement process and ensure that land use planning and transportation planning are closely intertwined and mutually reinforced. Land use decisions should consider impacts on neighboring communities. Support multi-municipal, watershed level, housing region and special resource area planning efforts. The Borough will be undertaking a full Master Plan amendment in 2025 and 2026. It is a goal of the process to address consistency with the State Plan goals and objectives. However, the Borough's existing planning documents are consistent with the following aspects of the State's goals and objectives.

Chatham Twp.	Chatham Township's planning documents are generally consistent with the State goals and do not have any major inconsistencies with the State goals.
East Hanover	The Township is unable to divert the Township's Planner's time to review unadopted State Plan goals against the municipal plans. We would encourage the State to extend the deadline for the submission of CARTs until mid-summer and certainly after the State-imposed affordable housing deadline on June 30, 2025.
Florham Park	The Borough has previously addressed connection and impacts to its municipal neighbors, including those that cross county boundaries - most recently in its 2022 Master Plan Land Use Element Amendment.
Lincoln Park	For the points listed in the comprehensive planning goal, the Borough is compliant and resolute in its strategic outlook to meet and exceed these goals.
Long Hill	The 2023 Long Hill Township Master Plan meets this goal, and the update and approval of a revised Housing and Fair Share Plan Element will add further consistency.
Madison	Madison's policies are consistent with this goal. Although the Borough is not located within a special regional planning area, its Master Plan fully considers the plans of neighboring communities, Morris County, and the State.
Morris Plains	The recommendations and goals outlined in the 2018 Master Plan Re-Examination reflect those in County and State plans and initiatives, of which include plans to coordinate local planning efforts with neighboring municipalities to achieve maximum regional compatibility.
Morris Twp.	The recommendations and goals outlined in the 2017 Master Plan Re-Examination reflect those in County and State plans and initiatives, which include plans to coordinate local planning efforts with neighboring municipalities to achieve maximum regional compatibility.
Pequannock	2024 Comprehensive Planning Goal - The Township Master Plan goals support this State Master Plan goal as follows: Land Use Element goals support appropriate mixed-use development; Township Zoning Ordinance was updated to reflect changing zone requirements and contemporary development regulations; Circulation Plan Element goal to strengthen connections to the Township's historic assets, parks, open spaces and community facilities; improve pedestrian safety at signalized intersections and all other areas of safety concern.
Randolph	Strongly consistent

3. IF INCONSISTENT, HOW WILL THE COUNTY BECOME MORE ALIGNED WITH THE STATE GOALS AND HOW WILL THIS BE ACHIEVED” WHAT IS THE PREDICTED TIMEFRAME FOR GREATER CONSISTENCY?

Municipality	Response
Chatham Boro.	As indicated the Borough will be undertaking the creation of a new Master Plan in 2025 and 2026 and it is anticipated that the Master Plan will provide alignment with the State Plan goals and objectives.
Chatham Twp.	Chatham Township’s planning documents are generally consistent with the State goals and do not have any major inconsistencies with the State goals.
East Hanover	Once the Plan is finalized, the Township will review its goals and determine if any of the municipality’s documents will be revised.
Florham Park	From a review of the Borough Master Plan documents, the Borough is fairly aligned with the overarching State Plan goals, albeit not captured as directly as the State Plan. However, the Borough’s Master Planning to date represents sound planning principles, coupled with attention to municipal needs that consider the Borough’s context within the County and Region.
Lincoln Park	N/A
Long Hill	Long Hill’s Master Plan Vision and Goals reflect the State Plan goals to provide for sustainable development, recognizing environmental constraints, while seeking to promote economic development in appropriate areas, provide for diversity of housing types and provide for open space preservation and recreation. The goals of the Master Plan align with the State Plan goals.
Madison	N/A
Morris Plains	The Morris Plains municipal plans offer similar ideas, concepts, and recommendations and therefore, are consistent with the State Plan’s goals and mechanisms for implementation.
Morris Twp.	The Morris Township municipal plans offer similar ideas, concepts, and recommendations to the SDRP. Therefore, these plans are consistent with the State Plan’s goals and mechanisms for implementation.
Pequannock	Not Applicable
Randolph	The Township will review the State Plan as part of the Master Plan Reexamination in 2026. Recommended changes to local ordinances will be identified for adoption in 2026 or 2027.

4. HOW WELL DO THE DESIGNATED STATE PLANNING AREAS SUIT THE CURRENT AND FUTURE DEVELOPMENT OF YOUR MUNICIPALITY AND/OR COUNTY?

Municipality	Response
Chatham Boro.	All wetlands along Route 24 and the Passaic River should be located in a PA5 designation.
Chatham Twp.	The Township is considering potentially removing a sewer service area along River Road which is designated as a PA1 area. At this time, the Township will be conducting meetings with the residents to receive feedback on this potential change and is not able to make any recommended revisions to the Planning Area mapping. However, it should be noted that this area is adjacent to the Passaic River and should be protected from sprawl or over development. In addition, it should be noted that the stream (Black Brook) running through the Fairmount Country Club is designated as a Category 1 stream. Given the environmental importance of this stream, it is recommended that the State Plan take into account environmental resources like this and if located in a PA1 area, the State Plan mapping identify these resources accordingly.
East Hanover	East Hanover requests that the Township's designation of PA1 be amended to PA2 Suburban to reflect the overall population and lack of public transportation. If the State is unwilling to implement this change, then East Hanover requests that the State increase the number of Planning Areas as East Hanover is not the same from a land use and density perspective as Jersey City, Hoboken, and Newark (for example).
Florham Park	<p>The State Plan Map for Florham Park shows it as almost entirely PA1. This should more likely be PA2, Suburban.</p> <p>There is an area along the Passaic River that is PA5 on the Livingston side, but not on the Florham Park side. It is strange that the portion on the Florham Park side, which is mostly FEMA regulatory floodway and 100-year FHA, or wetlands, is not designated as PA5 also.</p> <p>Finally, on the western side of town there is a small pocket designated as "Park". This appears to be an error. There are plenty of ROSI and Open Space areas in the Borough not designated on the map, despite their restrictions. It is recommended that these be rectified.</p>
Lincoln Park	Lincoln Park is situated in a highly regulated flood hazard area, preventing significant development as per NJDEP flood requirement rules. While the Borough understands and agrees with the floodplain regulations imposed by the state, it is difficult to meet every aspect of the state plan, especially revitalization goals, with the burden of this restricted space. Despite this, the Borough has made strong and honest efforts to increase economic prosperity where possible.
Long Hill	All of Long Hill Township, outside of the Great Swamp National Wildlife Refuge, is in PA 5 Environmentally Sensitive Planning Area. While this does reflect in many ways the wetlands and sensitive areas of the Great Swamp, much of the Township that is not wetlands or preserved property is fully developed with suburban style development and much of the municipality has central sewer and water.

Madison	In general, the current State Planning Areas designation suits the current and future development of Madison. However, there are several areas that we request be reclassified from PA1 (Metropolitan) to PA5 (Environmentally Sensitive). See answer the Question 5A.
Morris Plains	Morris Plains is entirely located within a Metropolitan Planning Area 1 (PA1), which is intended for compact development and redevelopment. Morris Plains has no changes to its State Planning Area designation as it is suited for the current and future development of the Borough.
Morris Twp.	<p>Morris Township has approximately 6,588 acres within a Metropolitan Planning Area 1 (PA1), which is intended for compact development and redevelopment; approximately 523 acres within a Fringe Planning Area 3 (PA3), which is intended to provide a transition area between highly developed areas and rural, environmentally sensitive areas; and approximately 2,710 acres within an Environmentally Sensitive Planning Area 5 (PA5), which is intended for conservation and limited development.</p> <p>Morris Township does not propose changes to its State Planning Area designations, as they are suited for the current and future development or preservation of the Township.</p>
Pequannock	The designated State Planning Area, that includes Pequannock Township, is consistent with the current and future development as discussed and proposed in the Township's current Master Plan/Land Use Plan Element.
Randolph	The park area needs to be updated to reflect major acquisitions since the last State Plan. No other recommended changes.

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.

Municipality	Response
Chatham Boro.	It is recommended that the wetland areas along Route 24 and the Passaic River should be located in a PA5 designation.
Chatham Twp.	The Township does not have any additional issues or recommendations.
East Hanover	<p>Please see letter sent to the State on 3.6.25 regarding issues and recommendations (Appendix D). The State Plan as drafted does not serve East Hanover's needs. The Plan has a strong focus on housing as a central economic driver. Instead, the State should be focusing on company retention, and expanding the industrial, technology and science section to bolster the economy. Relying on housing as the State's economic engine will place undue pressure on municipalities like East Hanover.</p> <p>The Draft State Plan presents conflicting goals – housing mandates, environmental protection, compact growth. Communities are being asked to meet housing quotas and simultaneously protect sensitive land that cannot be developed. This produces an unworkable dynamic and sends conflicting messages to developers who approach the Township, not the State, to build. To better meet local needs, the State Plan should prioritize the goals.</p> <p>The Draft State Plan suggests the consolidation and/or elimination of local control of planning procedures. New Jersey is a Home Rule State and each community is given the ability to zone. To better meet local needs, any suggestion to eliminate, thwart, or dilute Home Rule should be removed from the State Plan.</p>
Florham Park	N/A
Lincoln Park	None
Long Hill	<p>Flooding is the biggest issue that Long Hill Township faces. The Township encompasses the Great Swamp to the North and the Passaic River to the south. All tributaries that feed into these areas can become inundated when the Passaic River and Great Swamp become overwhelmed. This impacts the Valley Road area and Stirling Village.</p> <p>The Preliminary State Development and Redevelopment Plan (p.62) identifies the Great Swamp Watershed as one of seven areas of critical concern for the future. The Township urges considering this area as a present critical area of concern as well as considering the Upper & Middle Passaic, Whippany River, and Rockaway River Watershed Management Areas as areas of present critical concern. Additionally, the Township would find financial support from grant funding through the Green Acres</p>

	<p>and Blue Acres Programs to be valuable in addressing and mitigating some of the flooding issues.</p> <p>The 2023 Long Hill Master Plan details such recommendations in section 4.8 Hazard Vulnerability Assessment. Additionally, the State Development and Redevelopment Plan map accurately identifies the floodplain throughout Long Hill Township and is consistent with both current and proposed FEMA FIRM maps.</p>
Madison	None
Morris Plains	There are no issues or alternatives being presented or proposed by Morris Plains.
Morris Twp.	There are no issues or alternatives being presented or proposed by Morris Township.
Pequannock	No comment.
Randolph	In the Economic Development Goal, the jobs-to-housing ratio analysis and proximity between housing and access to employment analysis may not be appropriate for suburban communities with a strongly specialized workforce and reliance on internet-based retail. In the Housing Goal, the discussion on balancing housing with non-residential uses should recognize that the cost of services for residential development often exceeds the taxes generated.

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

Municipality	Response
Chatham Boro.	As was indicated the Borough is undergoing a new Master Plan in 2025 and 2026 and it is anticipated that the plans will generally coincide and be consistent with the State Plan goals and objectives.
Chatham Twp.	Chatham Township believes the Township's planning documents are consistent with the State goals.
East Hanover	East Hanover, like every community, has finite financial resources. Unless the State is going to provide grant funding to modify municipal master plans, East Hanover cannot undertake costly master plan amendments and/or updates.
Florham Park	N/A
Lincoln Park	Borough strategic plans will be examined against the state plan on their expiration to promote consistency with the goals of the state. Local planning initiatives will be broken down into their essential components, including the intended outcome. This will be similarly weighed against the appropriate state plan aspect(s). If the language needs to be altered to maintain congruency, it will be done so at that time.
Long Hill	Long Hill Township reviews and incorporates changes (i.e. storm water) into its ordinances to ensure consistency. The latest 2023 Long Hill Township Master Plan incorporates the latest State regulations that have been submitted to the township.
Madison	None
Morris Plains	Morris Plains visions and goals reflect the State Plan goals to provide for a diverse cross-section of residents, businesses, and visitors with a focus on accessibility, sustainability, affordability, cultural enhancement, and environmental and scenic

	preservation, while maintaining its small-town character. As such, no modifications are necessary.
Morris Twp.	Morris Township's visions and goals reflect the State Plan's goals to provide for a diverse cross-section of residents, businesses, and visitors with a focus on accessibility, sustainability, affordability, cultural enhancement, and environmental and scenic preservation, while maintaining its rural character. As such, no modifications are necessary.
Pequannock	It is our opinion that the Township of Pequannock's Master Plan will not require any modifications.
Randolph	The municipal plan will be reviewed for consistency with the adopted State Plan as part of the Master Plan Reexamination in 2026.

3. Provide comments and recommendation 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.

Municipality	Response
Chatham Boro.	It is recommended that in the future that any State Plan major update precedes the adoption of the Fair Housing Act, especially the obligation determination methodology as the Planning Areas within the State Plan have a large impact on the land capacity factor that is attributable to a town's affordable housing obligation. It seems that this State Plan revision is a little too late to adequately address a smart growth approach to affordable housing needs in NJ.
Chatham Twp.	It is recommended that in the future that any State Plan major update precedes the adoption of the Fair Housing Act, especially the obligation determination methodology as the Planning Areas within the State Plan have a large impact on the land capacity factor that is attributable to a town's affordable housing obligation. It seems that this State Plan revision is a little too late to adequately address a smart growth approach to affordable housing needs in NJ.
East Hanover	The Draft State Plan fails to identify the agency or entity responsible for any action item in the document. It is impossible to comment on agency action when said agency is not identified.
Florham Park	N/A
Lincoln Park	None
Long Hill	<p>The 2023 Long Hill Township Master Plan is consistent with the Preliminary State Development and Redevelopment Plan (SDRP) and encourages patterns of development recommended within the PA-5 Environmentally Sensitive Planning Area in the SDRP. Long Hill requires both County and State assistance to coordinate discussions and agreements between municipalities that directly and indirectly impact the Upper Passaic Watershed area.</p> <p>As stated previously, The Preliminary State Development and Redevelopment Plan (p.62) identifies the Great Swamp Watershed as one of seven areas of critical concern for the future. The Township urges considering this area as a present critical area of concern as well as considering the Upper & Middle Passaic, Whippany River, and Rockaway River Watershed Management Areas as areas of present critical</p>

	concern. Long Hill also would recommend that the State and other regional entities coordinate with the municipalities within these areas as regional planning would be beneficial over local planning.
Madison	None
Morris Plains	Morris Plains has no comments or recommendations regarding State agency implementation of the State Plan and feels the implementation strategies outlined in the Preliminary State Plan are adequate at all levels of government.
Morris Twp.	Morris Township has no comments or recommendations regarding State agency implementation of the State Plan and feels the implementation strategies outlined in the Preliminary State Plan are adequate at all levels of government.
Pequannock	No Comment
Randolph	The NJDOT should review the Plan for future growth in car-dependent areas and begin to identify needed improvements rather than waiting for the development to occur.

4. Submit a Negotiating Agenda

See Appendix B "Negotiating Agenda (Summary of Municipal Negotiation Requests)"

5.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.

Municipality	Response
Chatham Boro.	Areas to be protected include the Passaic River and it's buffer and wetlands located near Route 24.
Chatham Twp.	The Township is considering potentially removing a sewer service area along River Road which is designated as a PA1 area. At this time, the Township will be conducting meetings with the residents to receive feedback on this potential change and is not able to make any recommended revisions to the Planning Area mapping. However, it should be noted that this area is adjacent to the Passaic River and should be protected from sprawl or over development.
East Hanover	See response to 5b.
Florham Park	All County and Borough Open Space (publicly available layers) should be integrated into the State Plan Policy Map. None are shown correctly for the Borough.
Lincoln Park	See response to 5b
Long Hill	The majority of the Township consists of preserved land, resulting in limited areas available for development and minimizing urban sprawl.
Madison	<ol style="list-style-type: none"> 1. The Hepburn Woods and Zuck Arboretum (collectively known as the Drew Forest) portions of Drew University (Block 3001, Lot 1) 2. Block 3201, Lot 1 - this is a parcel, owned by Morris County, within the Loantaka Brook Reservation. 3. The approximately 2.15-acre portion of the Borough-owned Block 601, Lot 1.01 that is not on Madison's Recreation and Open Space Inventory (ROSI).

	In addition to the above, we note that there are various areas within Madison that, while within the PA1 classification, would be constrained from future development. These include properties on the ROSI, properties containing wetlands and/or floodplains, and portions of properties that have slopes of 25% or more and would thus be subject to the Borough's steep slopes regulations.
Morris Plains	The Borough of Morris Plains is a primarily residential, built-out community. The Borough aims to support future housing in areas that have adequate pedestrian access to public transportation and other amenities.
Morris Twp.	The Township of Morris is a primarily residential, built-out community. In addition, close to 22% of the Township's land area is preserved open space, which generally corresponds to Planning Area 5. The 1994 Master Plan notes that "available vacant buildable land is very limited and "future residential development will be primarily of an infill type (p. 2). This assessment remains true today. New housing development is encouraged within redevelopment areas. The Township aims to support future housing in areas that have adequate pedestrian access to public transportation and other amenities.
Pequannock	Not Applicable
Randolph	None

5b. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.

Municipality	Response
Chatham Boro.	See 5a - Areas to be protected include the Passaic River and it's buffer and wetlands located near Route 24.
Chatham Twp.	See 5a - The Township is considering potentially removing a sewer service area along River Road which is designated as a PA1 area. At this time, the Township will be conducting meetings with the residents to receive feedback on this potential change and is not able to make any recommended revisions to the Planning Area mapping. However, it should be noted that this area is adjacent to the Passaic River and should be protected from sprawl or over development.
East Hanover	<p>East Hanover Township actively protects its environmentally sensitive areas through having an experienced and professional Land Use Planning and Zoning Board.</p> <p>The Whippany River traverses the western side of East Hanover Township and floods at various locations. The Whippany River initiative is currently under way with a multi-community task force which was able to obtain \$1,500,000 of grant funding from the Federal government. The force has desnagged several portions of the Whippany River and surrounding tributaries. Additional Federal funding of \$500,000 has been earmarked for future task force desnagging and stabilization efforts, while applications for additional funding have been requested as part of the 2025 budget year. Since these task force efforts are scratching the surface of a reginal stream corridor and flooding problem, it would be beneficial for the Township to pursue additional grant funding options to be used toward river and stream corridor clean up.</p>

	<p>The East Hanover Public Works Facility is located in the flood plain of the Whippany River. Melanie Lane floods and the Whippany River banks overflow making access to the equipment yard limited. This property also houses a Township well for drinking water. Studies are needed to determine what type of flooding events occur and what mitigation measures would offer improvements.</p> <p>The Passaic River forms the eastern boarder of East Hanover Township which also floods at various locations. The Township received grant funding from Morris County to create a new Township path in the words of Lurker Park which is near the Passaic River and associated floodplain area. The path connects Lurker Park to the historical Patriots Path. The floodplain area is being beautified and enhanced with this recreational pathway system along the river corridor.</p> <p>The River Road storm sewer is being assessed and in need of potential upgrade to alleviate roadway flooding that occurred 4 times last year.</p>
Florham Park	<p>The Borough borders the Passaic River, however, no Planning Area designations have been updated to reflect this.</p> <p>Additionally, there are extensive FHA/wetlands on the former Exxon Property, on the western side of the Borough, which should also be designated properly as PA5.</p>
Lincoln Park	<p>The Borough has numerous flood hazard areas and implements numerous local planning requirements to mitigate unauthorized construction in those areas.</p>
Long Hill	<p>Vulnerable areas subject to flooding and areas with environmental sensitivity as well as implementation recommendations to mitigate harm and protect such environmental resources have been identified in section 4.8- Hazard Vulnerability Assessment of the 2023 Long Hill Township Master Plan. Long Hill has recognized areas along the Passaic River that are subject to frequent flooding and seeks financial assistance through grants and other resources from New Jersey State programs such as the Green Acres Program and the Blue Acres Program.</p> <p>Additionally, the State Development and Redevelopment Plan map accurately identifies the floodplain throughout Long Hill Township and is consistent with both current and proposed FEMA FIRM maps.</p>
Madison	<p>Other than locations listed in 5a, environmentally vulnerable areas in Madison are generally protected by existing regulations and/or are located within publicly owned or already protected properties (e.g. properties on the ROSI like Memorial Park).</p>
Morris Plains	<p>Morris Plains has 31.7 acres of wetlands within its municipal boundaries, which is almost entirely located within conservation easements, municipal parks and open space, County-owned land, and semi-public lands, as shown on the Open Space Plan maps. The Borough has limited acreage within the floodway. The Watnong Brook runs laterally through the center of the Borough and the subsequent areas around the Brook are located within the floodway. The majority of the Special Flood Hazard Areas and floodway are located within conservation easements, municipal parks and open space, County-owned land, and semi-public lands, as shown on the</p>

	Open Space Plan maps. The remaining flood zones that are not located in constrained areas are in the Research Laboratory 1 District. The Borough has various ordinances pertaining to flooding mitigation and is committed to ensuring limited development occurs within these areas and that such development is subject to stringent standards to mitigate flooding.
Morris Twp.	Morris Township has about 771 acres of wetlands within its municipal boundaries, which is almost entirely located within conservation easements, municipal parks and open space, County-owned land, and semi-public lands, as shown on the Open Space Plan map. The Whippany River runs vertically through the western portion of the Township and the subsequent areas around the river and its tributaries are located within the floodway and FEMA special flood hazard areas. Land surrounding the Loantaka Brook and Great Brook in the southern part of the Township are also flood-prone areas. The majority of the Special Flood Hazard Areas and floodway are located within conservation easements, municipal parks and open space, County-owned land, and semi-public lands, as shown on the Open Space Map. The Township has adopted ordinances implementing NJDEP's stormwater management regulations.
Pequannock	<p>Areas of concern are those flood prone/way lands along the Pompton River; east side of Route 23 and the "East Ditch."</p> <p>Through FEMA grants are provided to elevate homes within the flood prone areas, specifically those homes that are substantially damaged; when programs are available, acquisitions purchase and demolish program; members of the CRS Program.</p>
Randolph	None

6. Does the county have an open space plan / open space tax

Municipality	Response
Chatham Boro.	Open Space Plan
Chatham Twp.	Open Space Plan Open Space / Tax 2025 - 2%
East Hanover	Yes, / Yes 1cent per \$100 of assessed value
Florham Park	Open Space Plan
Lincoln Park	Open Space Plan
Long Hill	Open Space Plan Open Space / Tax 0.02
Madison	Open Space Plan Open Space / Tax \$0.020 per \$100 of assessed valuation
Morris Plains	Open Space Plan Open Space Tax County Open Space / Tax Only: 0.02
Morris Twp.	Open Space Plan Open Space / Tax 0.013
Pequannock	Open Space Tax 0.006
Randolph	Open Space Plan Open Space / Tax 1 percent

7a Is the municipality a member of Sustainable NJ / 7b If not, what are the reasons for not participating / 7c What environmental committees or boards does the municipality have.

Municipality	Response 7a	Response 7b	Response 7c
Chatham Boro.	Yes	N/A	Environmental Commission Green Team
Chatham Twp.	Yes	We are a member	Environmental Commission Open Space Advisory Committee
East Hanover	No	No comment	Environmental Commission
Florham Park	No	It was never pursued beyond registration in 2010.	Environmental Commission
Lincoln Park	Yes	N/A	Environmental Commission Green Team
Long Hill	Yes	N/A	Environmental Commission Historic Preservation Advisory Committee; Open Space Advisory Committee; Share Tree Commission; and Recreation Advisory Committee
Madison	Yes	N/A	Environmental Commission Green Team The Sustainable Madison Committee is equivalent to a Green Team. In addition, the Shade Tree Management Board and Climate Action Committee work to address environmental issues.
Morris Plains	Yes	N/A	Environmental Commission Green Team Clean Communities Program; Recreation Committee; Recycling Committee; Robert's Garden Committee; Shade Tree Commission; and Earth Day Committee.
Morris Twp.	Yes	N/A	Environmental Commission Green Team Open Space Committee and Parks and Recreation Advisory Committee
Pequannock	No	No Comment	Environmental Commission Open Space Committee

Randolph	No	The cost of participating exceeds the benefits. The municipality can achieve goals outside of participation in this program.	Environmental Commission
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8. Indicate the county's three most important (regional) land use planning goals and priorities

Municipality	Response
Chatham Boro.	<ol style="list-style-type: none"> 1. Encourage economic development in the downtown while managing traffic impacts that create vehicle and pedestrian conflicts. 2. Encourage redevelopment of underperforming industrial properties while supporting growth that compliments the character of the community. 3. Ensure their environmental resources are protected and that any new growth is sustainable.
Chatham Twp.	Protecting and enhancing the quality of life enjoyed by Chatham Township residents is the overarching objective of this Land Use Plan. The longstanding objectives of enhancing the Township's largely residential character, conserving natural resources and enhancing the open space system and recreational facilities remain guiding principles for the Township.
East Hanover	<p>All of East Hanover's goals are equally important. Please refer to the existing goals below:</p> <p>Goals:</p> <ol style="list-style-type: none"> 1. Provide a healthy balance of land uses that preserves the residential character of the neighborhoods while providing convenient commercial and retail opportunities to acquire goods, services and employment. 2. Provide for attractive and easily accessible commercial uses and districts that will support quality business enterprises and contribute to the Township's economic base. 3. Strengthen the Route 10 corridor by encouraging a mixture of non-residential uses that provide employment, retail opportunities, services, and entertainment. 4. Preserve the scale and character of the Township's established single-family neighborhoods. 5. Maintain a balanced stock of quality housing that accommodates diverse age groups in appropriate locations. 6. Ensure that community facilities and services are maintained at levels that will support the current and future populations of the Township. 7. Ensure that infrastructure systems are maintained at levels that will support the current and future populations of the Township by basing growth and development decisions on the existing and planned capacity of both natural and built systems. 8. Maximize circulation and mobility options for local and regional trips. 9. Create a well-designed village center to serve as the Township's civic core.

	<ol style="list-style-type: none"> 10. Preserve the Township's natural resources to protect water quality, manage stormwater, reduce the potential for flood damage, protect endangered habitats, and provide open space. 11. Create a comprehensive recreation system that provides indoor and outdoor, active, and passive recreation opportunities for all age groups and ability levels. 12. Create a comprehensive open space system that preserves sensitive lands, creates connected greenways and blueways, and provides environmental education opportunities. 13. Promote aesthetically pleasing human scale development that recognizes the character of traditional New Jersey suburban towns. 14. Maintain a balanced tax base that is not over-reliant on a specific industry or use group. 15. Ensure that all development regulations reflect and implement the goals and objectives of the master plan.
Florham Park	<ol style="list-style-type: none"> 1. Recognize the Borough's limitations in absorbing new development, both residential and non-residential, and their related impacts on traffic, the school systems and municipal facilities. 2. Ensure that remaining developable lands in the Borough are developed in a manner that is compatible with existing neighborhoods, roads, and community facilities. 3. Ensure the provision of municipal services to meet the present and future demands of the Borough, to serve all portions of the Borough.
Lincoln Park	<ol style="list-style-type: none"> 1. Protect residents and infrastructure from flood hazards and reduce flood insurance liability through CRS program. 2. Revitalization of downtown area. 3. Increase medium-density housing to meet affordable housing requirements, attract more residents to the Borough
Long Hill	<ol style="list-style-type: none"> 1. Enhanced sustainability and hazard resiliency with new investment in technologies and infrastructure that can mitigate the impacts from flooding and expanded use of green building technologies and renewable energy. 2. Improvements to the Valley Road commercial district to make it the true center and downtown of the Township with a mix of land uses and gathering spaces that complement each other and work within the environmental constraints of the area. 3. Distinct, vibrant mixed-use downtowns that will each feature an enticing, welcoming pedestrian realm with attractive architecture, public spaces, and streetscapes, and provide for a variety of shopping, dining, entertainment, and services with local characteristics.
Madison	<ol style="list-style-type: none"> 1. Promote strong residential neighborhoods and the provision of housing to serve people in various cycles of life and income levels. 2. Support a thriving local economy, with particular focus on the downtown and commercial office areas such as Giralda Farms. 3. Embrace strategies and actions for energy efficiency, sustainability, and resiliency.

Morris Plains	<ol style="list-style-type: none"> 1. Maintaining constant vigilance over regional planning activities, especially those at the state and county levels, in terms of their potential impact on local planning and development capabilities and decision making powers. 2. Coordinating where needed local planning efforts with those of neighboring municipalities to achieve a maximum degree of compatibility, particularly along common municipal boundaries. 3. Avoiding adverse impacts on the local environment and adopting ordinances and techniques which will protect to the extent of municipal powers sensitive wetlands, steep slopes, woodlands, and flood prone areas.
Morris Twp.	<ol style="list-style-type: none"> 1. Maintaining and bolstering the Township's diverse ratable base to ensure Morris Township residents enjoy a high quality of life. 2. Continue to pursue the acquisition and/or conservation of open space, farmland, and historical sites when it becomes available, link existing open space through trail system connections, and provide recreational opportunities. 3. Maintaining and upgrading Township infrastructure as needed.
Pequannock	<ol style="list-style-type: none"> 1. Maintain the character of the Township in established neighborhoods. 2. Promote growth in appropriate areas that meet current and future land use trends. 3. Promote land uses consistent with the Township of Pequannock's historic pattern.
Randolph	<ol style="list-style-type: none"> 1. Balancing of affordable housing obligations with non-residential development. 2. Redevelopment of the Mt. Freedom area of the municipality. 3. Redevelopment of the South Salem Street area of the municipality.

9. Negotiating Committee Members

See Appendix C – Negotiating Committee Members

10. N/A

11. Additional Comments

Ten of the eleven municipalities covered in this municipal summary had no additional comments. East Hanover had additional comments as follows:

East Hanover:

The additional comments below include comments from the East Hanover's March 6, 2025 email to the State Planning Commission not otherwise proposed for inclusion as part of the Negotiation Agenda (See Appendix B). Comments below refer to the Preliminary Draft State Plan and address calls for clarification, the need for definitions or identification of responsible parties.

Executive Summary

1) Pages 11 and 12. The Executive Summary summarizes the goals of the Draft State Plan. Housing is one of those goals and its summary states, "Land Preservation should be encouraged, but balanced so that we do not concentrate all preservation in certain regions, shifting the growth burden to already overburdened high-density residential areas.....Zoning encouraging employment growth that does

not provide for a proportional increase in housing is inconsistent with the Plan.” The Housing Goal on page 23 provides a similar statement.

East Hanover seeks clarification on the statement “provide for a proportional increase in housing”. What does proportional mean? The text should be revised to define or explain the quoted phrase.

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

The Township supports this statement and encourages public access to the Township’s spaces.

Housing

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

The Township of East Hanover has limited access to public transportation with one bus route along Route 10. The Draft State Plan does not provide a separate housing goal oriented toward communities lacking public transportation. Clarification should be provided on the goal for housing development in areas lacking public transportation.

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

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

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

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

Clarification is needed as to what would be considered a “starter home”. Also, “ADUs” appears to stand for “accessory dwelling units”, which is not defined. A definition should be provided within the document.

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

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

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

The Township is located between the Passaic River, which flows along the eastern boundary of East Hanover, and the Rockaway River, Whippany River, and Black Brook, which flow along the western boundary. As a result, most of the area adjacent to these rivers is within FEMA’s 100-year flood zone and is encumbered with wetlands. Much of the Township’s “vacant” lands are constrained by these environmental features. It is unclear how development could occur within wetlands and/or flood prone areas. Additionally, clarification is needed on who would be responsible for preparing evacuation plans and for requiring building and flood insurance?

Additionally, clarification is needed on what “systems” need to be elevated. The text should be supplemented with the entity responsible for implementing the identified tasks.

Infrastructure

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

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

Revitalization and Recentering

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

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

Climate Change

10) Page 41. Hazard Mitigation – Priorities states, “Promote regional, watershed-level stormwater planning to reduce flooding risks and enhance water quality, prioritizing nature- based infrastructure solutions to manage stormwater and support ecosystem resilience.”

The Township supports this priority. However, clarification is needed on who would be tasked with conducting “regional, watershed-level planning” – the County, each municipality in a watershed, or another entity?

11) Page 41. Hazard Mitigation – Priorities states, “Support intergovernmental and community partnerships for comprehensive stormwater modeling to understand cumulative impacts on water systems, downstream communities, and natural habitats.”

The Township supports this priority but is unclear what entity would be in charge of leading the creation of intergovernmental and community partnerships. The text should be revised to identify the entity responsible for this priority.

12) Page 42. Coastal Areas and Riverine Corridors – Priorities states, “Promote well-managed coastal and riverine communities, including natural resource maintenance and restoration programs, to encourage economies that are compatible with the natural environment, minimize the risks from natural hazards, and provide equitable access to coastal and riverine resources for public use and enjoyment.”

The Township supports this priority. However, nearly all of East Hanover is identified in the Metropolitan Planning Area (PA1) on the Interactive Locator Map (see discussion below). It is unclear how this priority can be achieved if the Township’s flood prone and wetlands areas are identified as a Planning Area earmarked for high-intensity development.

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

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

14) Page 42. Coastal Areas and Riverine Corridors – Priorities states, “Protect vital ecological and special hazard areas such as coastal and riverine high-hazard areas to prevent significant adverse long-term impacts on the natural functions of these sensitive areas.”

The Township supports this priority. However, much of the Township’s vacant lands are within the 100-year flood zone and contain or are adjacent to wetlands. The Draft State Plan should add details on how to mitigate impacts to existing developed areas in high-hazard areas.

Natural and Water Resources

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

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

16) Pages 46. Water Quality – Priorities states, “Encourage regional flood and stormwater management planning and implementation, where appropriate, and support the creation of regional control facilities... Require new development to reduce peak runoff rate to prevent increases in flooding and damage to stream corridors...”

Clarification should be given as to what entity would be in charge of managing “regional flood and stormwater management planning and implementation.” The text should be supplemented to indicate the responsible entity.

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

The Township supports this priority, but it is unclear what entity is charged with these actions. The text should be supplemented to indicate the responsible entity.

Historic and Scenic Resources

18) Page 53. Open Space and Recreational Resources – Priorities states, “Promote adequate and appropriately located indoor and outdoor recreational facilities for the year-round enjoyment and health of all residents.”

The Township supports this priority and encourages the State to provide funding to aid in parkland development and facility upgrades.

State Plan Policy Map

19) Page 68. This Chapter discusses the State Plan Policy map associated with the State Plan, including the difference between Planning Areas, Centers, and Environs, the Planning Areas (1 – 5).

The document mentions a “State Plan Policy Map” 17 times, but nowhere in the document does it inform readers where to find said “State Plan Policy Map”. In fact, page 120 specifically states that the “Smart Growth Explorer is not part of the official State Plan Policy Map”. Therefore, it is unclear where one would find the State Plan Policy Map.

The Draft State Plan does not include an actual map within the document. However, the Office of Planning Advocacy website includes a link to an Interactive Locator Map, which displays the Planning Areas. The map can be accessed here:

<https://dosopa.maps.arcgis.com/apps/webappviewer/index.html?id=fbb0c0a8c7ce4a31b05d123426c4a79a>.

Since there is no physical copy of the map, it is unclear if the State can update the map boundaries and/or designations at any time. Currently, the metadata of the Planning Areas layer indicates the last edit date was 11/24/2024. The Draft State Plan should be supplemented with a copy of the State Plan Policy Map.

Based on the Interactive Locator Map, East Hanover is primarily within the Metropolitan Planning Area (PA1). A portion of the Township is within the Parks, Open Space, and Natural Areas category.

We offer the following comments regarding the Township's Planning Area designations:

20) Page 72. One of the intents of PA1 is to "Provide for much of the state's future growth in compact development and redevelopment." The Guiding Criteria of the PA1 includes a density of more than 1,000 people per square mile, existing public water and sewer systems and access to public transit systems, more than 1 square mile of land area, and a population of at least 25,000 people. East Hanover has a population of 11,106 people according to the 2023 ACS, which does not meet the guiding criteria. The Township is just over 8 square miles, which does equate to a density of 1,371 people per square mile and meets the guiding criteria. However, there is only one bus line within East Hanover and no train station, which wouldn't meet the criteria of accessible public transportation. Therefore, it appears the Township does not fit the PA1 designation.

However, the other Planning Areas, Suburban (PA2), Fringe (PA3), Rural (PA4) Planning Areas call for a population density of less than 1,000 people per square mile. The Township's density is more than this and doesn't appear to meet the guiding criteria of the other Planning Areas. Clarification is needed on how communities were previously designated. Furthermore, it is recommended that the Township's Planning Area designation be reconsidered.

Additionally, as discussed above, the perimeter of the Township is largely undeveloped, contains wetlands, and is within the 100-year flood zone. Consistent with the Climate Change and Natural and Water Resources Priorities discussed above, the Planning Area designation of these areas should be amended to the Environmentally Sensitive Planning Area to encourage the protection of these environmental resources.

General Comments

21) It is unclear throughout the report what goal/priority is implemented by the State, County, municipality or the private sector. The text should be clarified, or a matrix provided in the appendix.

The Planning Goals, Strategies, and Priorities Goals should be numbered to enable practitioners and citizens to easily refer to statements within the report as opposed to referring to a page number.

Map Changes

22) Map changes are identified in E. Hanover CART Section 1, Item 4 and in the Negotiation Agenda (Appendix B).

PART 2 - COUNTY OF MORRIS INDIVIDUAL CART RESPONSE

[Publications & Documents – Morris County, NJ \(morriscountynj.gov\)](http://morriscountynj.gov)

Morris County Master Plans/date of adoption:

- Open Space Element / September 19, 2024
- Comprehensive Farmland Preservation Plan Element / December 8, 2022
- Land Use Element / December 3, 2020
- Circulation Element / October 18, 2018
- Bicycle and Pedestrian Element / December 3, 1998
- Water Supply Element / April 7, 1994
- Wastewater Management Plan / December 1985¹
- Historic Preservation Plan Element / March 1976²

Other/Date of Adoption

- County of Morris Strategic Plan, August 2, 2018
- Official Map / December 12, 2007
- Land Use Map – N/A See Land Use Plan Element
- Zoning Ordinance – N/A
- Land Development Standards/September 23, 1998, Amended May 12, 2004
- Natural Resource Management Guide for the County of Morris: 2000
- Recreation and Open Space Inventory – ROSI adopted February 28, 2022
- Resource Protection Ordinances: See Morris County Land Development Standards, September 23, 1998, Amended May 12, 2004
- Farmland Preservation / Agricultural Retention Plan: See Morris County Master Plan Farmland Preservation Plan Element, December 8, 2022
- Capital Improvement Plan: 2024-2029 Capital Program Budget, adopted March 26, 2025.

¹ Note: Wastewater Management Plan update ongoing. [Wastewater Management Plan \(WMP\) – Morris County, NJ \(morriscountynj.gov\)](http://morriscountynj.gov) Chapters updated include Mine Hill (10/1/2020), Jefferson, (6/30/2015), Chatham Townships (1/30/2014), Washington (7/12/2012) Florham Park (2/23/2012)

² Update currently under development, anticipated completion 2026

2. REVIEW THE GOALS IN THE PRELIMINARY STATE PLAN AND INDICATE THE DEGREE TO WHICH (COUNTY) PLANS HAVE INCORPORATED KEY CONCEPTS AND POLICY OBJECTIVES.

1) STATE PLAN GOAL - ECONOMIC DEVELOPMENT GOAL: PROMOTE ECONOMIC GROWTH THAT BENEFITS ALL RESIDENTS OF NEW JERSEY

Related State Plan Priorities: Government Coordination, Business Retention, Workforce Development, Regional Planning, Sustainable and Inclusive Development

❖ ***Morris County goals, policies and activities to promote economic development within the County are substantially consistent with the State Plan Economic Development Goal and Priorities***

Related Morris County Goals, Policies, Programs and Activities

2018 Morris County Strategic Plan:

- Economic Development Goal 1 - Create a comprehensive, unified economic development strategy that brands and highlights the innovation of Morris County in one or more specific areas and outlines key milestones and an implementation plan. Utilize the County Strategic Planning Process to launch shorter term design/build initiatives/approaches that meet the goal of supporting a thriving economy. (pg. 16-17)
- Economic Development Goal 2 - Develop a comprehensive workforce plan to ensure Morris County can retain and attract human capital to support businesses in the County. (pg. 17)
- Economic Development Goal 3 - The County/MCEDC partnership will facilitate the development of marketing/retention strategies focused on attracting and maintaining millennials and future generations in the workforce. Issues related to professional lifestyle, values, time and place of work, etc. will be explored. (pg. 18)
- Infrastructure Goal 3 - Support economic development through transportation investment. Objectives: 1. Maintain and invest in the County's roads and bridges. 2. Support efficient goods movement in the region. 3. Advance transportation planning efforts that support economic development by making resource distribution decisions with the Morris County Chamber of Commerce and the Morris County Economic Development Corporation. 4. Advocate for stable transportation funding sources. 5. Integrate emerging transportation technologies into planning and infrastructure that improve public safety and the overall user experience. (pg. 20-21)

2022 Morris County Land Use Element:

- Guiding Principle - Promote, enhance and preserve the natural resources, community assets, and the rich culture and history of the County, while actively promoting a thriving, robust economy, diverse housing opportunities and a strong infrastructure to protect and enrich Morris County's overall quality of life. (pg. 5-1)
- Goal 1 - The creation of balanced and diverse economic and housing opportunities - Encourage the creation of balanced and diverse economic and housing opportunities suitable to meet the economic, employment and housing needs of Morris County, consistent with the local determination of appropriate land use and community character, coordinated with infrastructure capability and the protection of environmental resources. (pg. 5-1)
- Policy 5 - Support the creation of a diverse and robust economy, including a variety of economic uses and employment opportunities. (pg. 5-2)

- *Recommendations for County Action - Ongoing / future activities supportive of economic development include assisting in implementation of the Morris County Strategic Plan, continuing active participation with the Morris County Economic Development Corporation (MCEDC) and the Morris County Chamber of Commerce to assist in the advancement of local and regional economic development initiatives and assisting the MCEDC in development of an Morris County Economic Development Plan to create a comprehensive, unified economic development strategy for Morris County. (pg. 5-5)*

- ❖ ***The County of Morris also actively supports the Morris County Economic Development Corporation, Morris County Chamber of Commerce and related entities that work with various levels of government in support of business attraction, retention, and development:***
 - *The Morris County Economic Development Alliance.* The Morris County Economic Development Alliance is an affiliated 501(c)3, and the nonprofit arm of the Morris County Chamber of Commerce. The alliance includes the Morris County Chamber of Commerce, the Morris County Economic Development Corporation, and the Morris County Tourism Bureau.
 - *The Morris County Chamber of Commerce.* The mission of the Chamber is to collaboratively advance the interests of its members to champion a thriving business and community environment in Morris County. It provides a platform for members to connect, collaborate and succeed and is dedicated to the advancement of the Counties businesses and communities.
 - *The Morris County Economic Development Corporation (MCEDC)* is a division of the Morris County Chamber of Commerce that focuses on Business Attraction, Retention and Development. It provides assistance to local businesses navigating local, regional, state and federal business resources, addressing areas such as workforce training, sources of financing and networking, and data needs. Business Services available include but are not limited to business counseling, market research, data analysis, marketing services, and project-based requests. The MCEDC and Chamber of Commerce also partner with the Morris County Tourism Bureau to advance tourism related economic development.
 - *The Morris County Tourism Bureau* is a division of the Morris County Economic Development Alliance and the official Destination Marketing Organization for Morris County. The overlap of Tourism and Economic Development brings together a unified structure to leverage and optimize existing assets to promote strong economic development. The Tourism Bureau focuses on the business-to consumer-market.

2) STATE PLAN GOAL - HOUSING GOAL: PROVIDE AN ADEQUATE SUPPLY OF HOUSING FOR RESIDENTS OF ALL AGES AND INCOMES, IN COMMUNITIES OF THEIR CHOOSING THAT MEET THEIR NEEDS AND OFFER READY ACCESS TO THE FULL RANGE OF SUPPORTIVE GOODS AND SERVICES.

Related State Plan Priorities: Housing to Provide a Catalyst for Economic Development, Housing Stock Diversity, Reduce Barriers to Development, Health and Environment, Housing and Transportation.

- ❖ **Morris County planning goals and policies support the creation of a variety of housing for all residents in appropriate locations and supports local comprehensive planning and review of regulations to address changing conditions and local needs. Morris County also provides direct support for housing and housing opportunities through its Community Development Housing Assistance Programs and via the Morris County Housing Authority. Morris County goals, policies and actions, as pertains to housing are substantially consistent with the State Plan Housing Goal and Priorities.**

Related Morris County Goals, Policies, Programs and Activities

2022 Morris County Land Use Element:

- *Goal 1 - Encourage the creation of balanced and diverse economic and housing opportunities suitable to meet the economic, employment and housing needs of Morris County, consistent with the local determination of appropriate land use and community character, coordinated with infrastructure capability and the protection of environmental resources. (pg.5-1)*
- *Goal 8: Promote careful environmental analysis and the avoidance of environmental resources in all development proposals. Advance development in a manner that avoids these resources and mitigates potential environmental impacts. (pg. 5-2)*
- *Policies 6 and 7 - Support the creation of diverse housing types that meet the needs of all age groups, income levels and lifestyles. Encourage higher density and mixed-use developments in downtown areas, near public transit, consistent with infrastructure availability and community goals. (pg. 5-2)*
- *Policy 11: Support local planning efforts that focus growth near existing and planned transit facilities that expands the use of public transit, increases service along existing lines, and that provides multi-modal transportation opportunities between various land uses and communities.*
- *Policy 13 Encourage municipalities to invest in robust comprehensive planning, review of zoning and land development ordinances to ensure timely consideration of changing land use conditions, emerging land use/market trends, evolving zoning techniques and development standards. (pg. 5-13)*
- *Recommendations for Local Action: Consider opportunities to incorporate greater flexibility into local zoning to improve redevelopment and investment in local commerce and housing. (pg.5-6) Support municipal efforts to create Transit Oriented and Transit Supportive Development and other land use initiatives that increase opportunities for the use of public transit (bus and rail), and other multi-modal transportation infrastructure. (pg. 5-6)*

2018 Morris County Circulation Plan Element

- *Objective: 1-2 Support the expansion and enhancement of public transit*
- *Objective 1-3, Provide for the special transportation needs of low-income workers, senior citizens and people with disabilities.*
- *Objective 1-4, support bicycle and pedestrian network improvements.*

- *Strategy 20: Support municipal Transit Supportive Development (TSD) Initiatives. “TSD is applicable to communities that may not yet have an extensive transit system or service, but are interested in creating denser, more walkable communities that promote future transit expansion and Transit Oriented Development.” The County’s NJ 124 Corridor Transit Access Improvement Study can serve as a model for this strategy.*
- *Strategy 33: Work with municipalities along the Montclair – Boonton Line to advocate for increased off-peak service and to support transit-oriented development around train stations on the line.*

❖ **Morris County Direct Housing Assistance**

- *The Morris County Office of Community Development serves the County’s municipalities through its administration of several housing assistance programs, which are designed to create and preserve rental and/or affordable housing and affordable housing opportunities, encouraging housing creation and maintenance throughout the County. These programs include, but are not limited to, housing rehabilitation assistance, down payment and closing cost assistance, which support affordable housing conditions in the County. The Community Development Block Grant Program provides grants to non-profits and participating municipalities through a competitive application process to fund infrastructure and improvements, services, facilities and the creation of affordable housing. The Homeowner Housing Rehabilitation Program helps to maintain affordable housing by enabling homeowners experiencing major systems failures to remain in their homes and by assisting municipalities in satisfying their affordable housing obligations. Qualifying homeowners may receive loans for major repairs related to health or safety such as roof or furnace replacement, electrical upgrades, well or septic, sewer or water hookups and handicapped access. The Home Investment Partnerships Program provides grants to localities, often in partnership with local nonprofit groups, to fund a wide range of activities that build, buy and/or rehabilitate affordable housing for rent or ownership. The Emergency Solutions Grant provides assistance to organizations serving persons experiencing homelessness or at risk of homelessness.*
- *Morris County Housing Authority - The Morris County Housing Authority owns and manages seven housing complexes which include 423 units of Public Housing, Section 8/515 Housing and Congregate Housing. The Housing Authority also manages the Housing Choice Voucher Program (a.k.a. Section 8), the Family Self-Sufficiency Program and the Housing Choice Voucher Home Ownership Program. The 423 units include 129 units of rental family housing in three separate developments and 294 units of senior rental housing in four separate developments. Housing authority properties are located in Denville, Rockaway Twp. Randolph, and Morris Twp.*
- *The Morris County Office of Planning and Preservation provides information on housing opportunities and costs through publication of information and maps concerning the location of affordable housing projects, rental housing and senior/special needs housing. It also publishes annual data regarding the types and costs of new housing being constructed in the County to provide detailed information for consideration by municipalities as they attempt to address the various housing demands of their communities and the larger Morris County region.*

3) STATE PLAN GOAL 3- INFRASTRUCTURE: ECONOMIC OPPORTUNITY THROUGH NATION LEADING INFRASTRUCTURE

Related State Plan Priorities: Transportation and Clean Energy

- ❖ **The County of Morris, through its policies and actions, provides numerous and effective public facilities and services and maintains those infrastructure components of the built environment under its purview in a good state of repair. These policies and actions are substantially consistent with the State Plan Goal and Priorities for Infrastructure**

Related Morris County Goals, Policies, Programs and Activities

2018 Circulation Plan Element

This Element supports greater accessibility to rail/bus transit and improved mobility within neighborhoods, improved intra-intermodal transportation linkages, working partnerships between transportation agencies and local governments to strengthen linkages between land use and transportation

- *Goal 1: Improve the safety, accessibility, and efficiency of Morris County's transportation Network, Objective 1.1. Reduce Congestion and improve safety on County roads. Objective 1-2 - Support the expansion and enhancement of public transit, Objective 1-3 - Provide for the special transportation needs of low-income workers, senior citizens and people with disabilities, Objective 1-4 - Support bicycle and pedestrian network improvements (pg.1-3)*
- *Goal 2 - Conduct a Coordinated, comprehensive and cooperative transportation planning process. Objective 2.1 Coordinate transportation planning with Federal State, regional and local agencies, Objective 2.5 support integration of land use and transportation planning. (pg. 1-3).*

1998 Bicycle and Pedestrian Plan Element

This Element supports the investment of infrastructure to prioritize the needs of pedestrian and bicyclists. The six primary goals of this Plan are to 1) *establish a coordinated bicycle and pedestrian network*, 2) *develop planning policies and procedures that encourage opportunities and bicycling and walking*, 3) *develop a network of government and private interests for the development of bicycle and pedestrian facilities*, 4) *promote public awareness and acceptance of bicycling and walking as alternative modes of transportation* and 5) *create safe bicycle and pedestrian facilities*. Each goal is accompanied by a variety of objectives and associated implementation strategies (pgs. 187-197) Traffic calming and design standards are discussed at length in Chapter 6 (pgs. 41 – 63.)

2022 Land Use Element

- *Policy 11- Support local planning efforts that focus growth near existing and planned transit facilities that expand the use of public transit, increases service along existing lines, and that provides multi-modal transportation opportunities between various land uses and communities.*
- *Policy 12 - Maintain and improve the County's roads, stormwater and other infrastructure systems to promote sustainable economic and residential development, protect environmental resources and mitigate the negative impacts of extreme weather events, e.g., reduce flooding (pg.5-3).*

2018 Morris County Strategic Plan

- *Infrastructure Goal 3 - Support economic development through transportation investment. Objectives: 1. Maintain and invest in the County's roads and bridges. 2. Support efficient goods movement in the region. 3. Advance transportation planning efforts that support economic development by making resource distribution decisions with the Morris County Chamber of Commerce and the Morris County Economic Development Corporation. 4. Advocate for stable transportation funding sources. 5. Integrate emerging transportation technologies into planning and infrastructure that improve public safety and the overall user experience. (pg.20-21)*

County of Morris Transportation Infrastructure:

The Morris County Department of Public Works maintains, reconstructs and repairs the 300-mile county road network in coordination with surrounding and overlapping jurisdictions with a priority of maintaining public safety, consistent with the goals and objectives of the 2018 Circulation Plan Element. Within the Department of Public Works, the Engineering and Transportation Division secures funding for road, bridge, railroad, bicycle and pedestrian projects and plans, designs and coordinates transportation projects.

The County of Morris also owns three freight railroads and contracts with an operating railroad to serve businesses within the County. Service is provided to various customers either directly at rail sidings, or a transload facilities, providing freight rail access to customers not directly adjacent to the rail alignments. The Engineering and Transportation Division supervises these county-owned freight railroads.

The Morris County Office of Planning and Preservation works in coordination with the Engineering and Transportation Division to ensure county road and drainage infrastructure is properly planned, developed and improved as necessary as new subdivisions, site plans, redevelopment and other development that occurs throughout the County.

Clean Energy

2018 Morris County Strategic Plan

- *Infrastructure Goal 2 - "Although the County has no statutory requirement to do so, through its governance function the County will explore opportunities with municipalities and utility and technology companies to address future energy needs, including forging specific energy strategies for the County in the areas of alternative energy sources, underground utilities, widespread WiFi and hot spots, and electric vehicles." (pg. 21)*

Morris County Improvement Authority: The County also has and continues to support Clean Energy through its ongoing Model Morris Solar Power Program which has resulted in the installation of thousands solar panels to date on multiple county properties, public schools and local public buildings. Further information on the program can be obtained from the Morris County Improvement Authority.

4) STATE PLAN GOAL- REVITALIZATION AND RE-CENTERING: REVITALIZE AND RE-CENTER THE STATE'S UNDERUTILIZED DEVELOPED AREAS

Related State Plan Priorities: Revitalize Older Centers, Re-center Underutilized Developed Areas

- ❖ **Morris County land use goals and policies support redevelopment, compact development and infill development within its existing downtowns and center locations. County goals, policies and activities support the revitalization and recentering of underutilized developed areas. Morris County goals, policies and actions are substantially consistent with the State Plan revitalization and re-centering goal and related priorities.**

Related Morris County Goals, Policies, Programs and Activities

2022 Land Use Element

- *The Land Use Element focuses on the importance of redevelopment, recognizing that “most future growth will be accomplished primarily through the adaptive reuse and redevelopment of already developed areas.” (pg. 3-3)*
- *Goal 2 The efficient use of land and resources- Encourage the focus of housing and economic growth in areas with existing or planned infrastructure (sewer/water/transportation) and in existing or planned population and employment centers consistent with environmental protection limitations and environmental protection goals. Encourage less intense growth and focus major land conservation and preservation activities in areas that do not contain existing or planned infrastructure. (pg. 5-1)*
- *Policy 1 “Promote continued revitalization and redevelopment of the County’s established downtown centers and commercial corridors.” Policy 2 “Encourage compact development patterns, cluster development, and infill development, consistent with local goals, to reduce sprawl, mitigate environmental impacts, and to make improved utility and transportation infrastructure feasible and economical.” Policy 3 “Minimize Greenfield development where possible; prioritize redevelopment of Brownfield sites, Greyfield sites, obsolete land uses and other previously developed sites.” Policy 4 “Promote the revitalization of suburban town centers as multi-modal, mixed-use centers of diverse commercial and housing opportunities” Policy 11 “Support local planning efforts that focus growth near existing and planned transit facilities that expands the use of public transit, increases service along existing lines, and that provides multi-modal transportation opportunities between various land uses and communities.” (pgs. 5-2 to 5-3)*

Preservation Trust Historic Preservation Grants - Morris County’s historic preservation grants assist in revitalization of the County’s centers and downtowns, including but not limited to its more densely populated and older communities e.g., Morristown, Dover, Denville, Butler, Town of Boonton, Riverdale, Rockaway Boro and Wharton.

The Morris County Community Development Block Grant Program supports revitalization in downtown / urbanized areas through its various grant programs

2018 Circulation Element “Morris County Street Design Guidelines” address strategies for complete streets, transit-oriented development, road diets, and walkable communities, which support revitalization and re-centering efforts. (pg. 1-20) The benefits of walkable communities are described at Identifies the benefits of walkable communities (pg. 5-6)

5) STATE PLAN GOAL- CLIMATE CHANGE: EFFECTIVELY ADDRESS THE ADVERSE IMPACTS OF CLIMATE CHANGE

Related State Plan Priorities: Decarbonization, Hazard Mitigation, Coastal Areas and Riverine Corridors:

- ❖ **Morris County land use goals, policies and recommendations support land development patterns and activities that can minimize existing or future impacts of climate change; open space goals and policies support climate resiliency and include open space selection criteria that contribute to greater climate resiliency, decarbonization and a reduction of current and future impacts of climate change consistent with State Plan goals. While the term decarbonization is not specifically used, the Circulation Plan Element supports the reduction of greenhouse gas and improvement of air quality, thereby mitigating the impacts of climate change. County open space, flood mitigation and farmland preservation programs further help to address adverse climate change impacts. Morris County goals, policies and actions are substantially consistent with the State Plan Climate Change Goal and related Priorities.**

Related Morris County Goals, Policies, Programs and Activities

2022 Land Use Element:

- *Goal 4 - The County supports “desired development that proceeds only after careful analysis of environmental conditions and within the limitations imposed by such analysis, with emphasis on the mitigation of associated environmental impacts and potential hazards to life and property. (pg. 5-1).*
- *Policies 1, 2, 3, 11 and 12 - 1) Promote the continued revitalization and redevelopment of the county’s established centers and commercial corridors, 2) encourage compact development patterns, 3) encourage the minimization of greenfield development, 11support local planning efforts that focus growth near existing and planned transit facilities that expands the use of public transit, increases service along existing lines, and that provides multi-modal transportation opportunities between various land uses and communities and 12) support maintaining and improving county roads, stormwater and other infrastructure systems. (pg. 5-2 - 5-3)*

2024 Open Space Element:

- *“Continue to support the preservation and restoration of flood hazard areas to advance greater climate resiliency and public safety through the Morris County Preservation Trust Flood Mitigation Program. (pg.6) “Promote the restoration and stewardship of preserved open space lands to protect water supply and water quality, water resources, wildlife and natural habitats, woodlands/forested areas, historic/natural landscapes, scenic vistas, recreation resources, farmland, agricultural soils, and other critical natural resources.” (pg. 7) “Support continued funding of the Morris County Preservation Trust Open Space, Farmland Preservation, Historic Preservation, Flood Mitigation and Trails Development grant programs.” (pg.8) “Promote selection criteria for open space which protects/buffers historic, natural and/or cultural resources and/or properties wherein such resources may be located” and (11) Protects unique natural, historic and/or cultural features. (pgs. 10-11)*

- Site selection criteria for open space preservation #15 *Contribute to climate resiliency, e.g., reduces flooding, stormwater runoff, increases groundwater infiltration, prevents flood damage, increases public safety, and reduces the need for flood control infrastructure. (pg. 11)*
- *Support for Green Infrastructure and Climate Resiliency – (pgs. 21-22)*

2018 Circulation Plan Element:

- *Objectives 1.1 Reduce congestion and improve safety on County Roads; 1.2 Support the expansion and enhancement of public transit; 1.4 Support bicycle and pedestrian network improvements, 1.5 Improve air quality and protect environmental resources, 2.4 Encourage the use of context sensitive road design, 2.5 Support the integration of land use and transportation planning, 3.2 Support efficient goods movement in the region and 3.5 Integrate emerging transportation technologies into planning and infrastructure. (pg. 1-3) Thirty-Seven specific strategies are included in support of these and other objectives. (pgs. 1-4 to 1-19)*

2020 Morris County Hazard Mitigation Plan - The Morris County Hazard Mitigation Plan provides a hazard profile for each noted hazard of concern and each profile includes within it an examination of the impact of climate change and associated vulnerability assessment. The Plan notes the existing and/or anticipated impact of climate-related hazards on the population and identifies concerns related to climate change which can be used as a guide for planning purposes. (pg. 4.3.6-20) Climate change impacts and related hazards discussed include, but are not limited to, increased rainfall/flooding, extreme heat, drought, harmful algal blooms, wildfire, severe weather, infestation/invasive species and other hazards. The Plan includes mitigation strategies that can be conducted on a personal, corporate and government level to address these hazards.

Morris County Preservation Trust Flood Mitigation Program, Open Space Preservation and Farmland Preservation Programs - As previously indicated, the preservation of open space and farmland helps to mitigate the adverse impacts of climate change. The Morris County Flood Mitigation Program goal is to “move people and homes out of harms way and create new open space that will help absorb and contain future flooding” directly addressing an adverse impact of climate change.

Morris County Land Development Standards/Land Development Review - County Development Review addresses traffic/transportation and drainage/stormwater conditions, resulting in 1) improved traffic flow, reduced congestion leading to reduced greenhouse gas emissions and 2) reduced impacts of potential flooding events associated with intense storms. As new development and redevelopment occurs, the County review recommendations related to improved design and environmental protection will continue to help address the adverse impacts of climate change.

6) STATE PLAN GOAL- NATURAL RESOURCES: PROTECT, MAINTAIN, AND RESTORE THE STATE’S NATURAL AND WATER RESOURCES AND ECOSYSTEMS.

Related State Plan Priorities: Habitat Preservation and Restoration, Agriculture and Food Production, Air Quality, Water Quality:

- ❖ **Morris County goals, policies and actions provide extensive support for the maintenance and restoration of water resources and ecosystems, support agriculture and improved air quality through its various open space and farmland preservation programs, land use, circulation, farmland preservation, hazard mitigation and other planning documents which are substantially consistent with the State Plan Natural Resources goal and related priorities.**

Related Morris County Goals, Policies, Programs and Activities

2018 Morris County Strategic Plan

- *Goal 2 - The County will promote, enhance and preserve the natural resources, community assets, and the rich culture and history of the County, while actively promoting a thriving, robust economy and a strong infrastructure. (pg.14)*

2022 Land Use Element

- *Goal 4 -The County supports “desired development that proceeds only after careful analysis of environmental conditions and within the limitations imposed by such analysis, with emphasis on the mitigation of associated environmental impacts and potential hazards to life and property. (pg. 5-1). Policies 2 and 3 encourage compact development patterns and the minimization of greenfield development. (pg. 5-2 - 5-3)*
- *The Land Use Element identifies environmentally sensitive areas in which new development should be avoided through the identification and description of major environmental constraints. (pgs.3-15 – 3-22)*

2024 Open Space Element

- *Objective #3 - “To prioritize efforts to protect natural resources, environmentally sensitive areas, biodiversity and ecosystem services, with particular emphasis on water quality and supply.” (pg.4)*
- *Recommendation “Promote the restoration and stewardship of preserved open space lands to protect water supply and water quality, water resources, wildlife and natural habitats, woodlands/forested areas, historic/natural landscapes, scenic vistas, recreation resources, farmland, agricultural soils, and other critical natural resources. Examples of stewardship activities include the removal of invasive species, restoration of stream banks, creation of stream buffers/conservation easements or planting of native species that will maintain the recreation and natural value of open space investments and maintain natural functions such as flood mitigation and groundwater recharge.” (pg. 7)*
- *Recommendation - Continue to protect and encourage the preservation of critical natural resources as part of open space protection wherever possible, including but not limited to forested lands, significant wetlands, floodplains, agricultural soils/farmland, wildlife habitat, unique natural features and ecosystems that support healthy communities. Emphasize protection of groundwater recharge areas and surface waters, (lakes, rivers, and streams,) and riparian corridors. Avoid fragmentation of natural*

areas/isolation of plant and wildlife communities and natural ecosystems; support habitat/ecosystem connectivity. (pg. 6)

- *Benefits of Preserving Open Space – Benefits discussed in pages 13-2 This section supports various natural resource protection priorities, including those identified in the Preliminary State Plan.*

2018 Circulation Plan Element:

- *Objective 1.5 - Improve air quality and protect environmental resources (pg. 1-3)*

2022 Farmland Preservation Element: The 2022 Farmland Preservation Element promotes agricultural economic development and opportunities throughout Morris County. (Chapter 2 and Chapter 6). The preservation goal of the Element is to protect an additional 1,080 acres of farmland within 10 years. Prioritized farmland preservation is consistent with the State Agriculture Development Committee Strategic Targeting Project and is coordinated with the County's open space preservation initiatives. (pgs. 92-93). Natural Resource Conservation is addressed in Chapter 7 of this Plan.

Farmland Preservation Program: As of November 2023, the Farmland Preservation Program has permanently preserved 142 farms totaling 8,247 acres. Another 3,175 acres have been identified for preservation in the 2022 Morris County Farmland Preservation Plan. (Farmland Preservation Plan Appendix G.)

The Open Space Preservation Program. Provides funding for open space preservation to local governments and qualifying nonprofit charitable land conservancies for recreation and conservation purposes including but not limited to parkland, natural areas, greenways, the protection of ecologically sensitive areas including freshwater wetlands, steep slopes and stream corridors, the preservation of lands containing exceptional flora or fauna, the preservation of areas of scenic, historic, and cultural value, passive and active outdoor recreation opportunities and the protection of critical water supplies such as areas surrounding municipal/county wells, aquifer recharge protection or watershed areas, and floodplains. Since 1994, funding awarded through the Open Space Program has contributed to the acquisition of approximately 12,825 acres of open space. In addition, as of July 2023, 86 properties have been acquired to protect floodplain areas under the flood mitigation subprogram in eight municipalities.

2000 Natural Resource Management Guide for the County of Morris (Guide) – The Guide addresses various natural resource conditions within Morris County and offers best management practices that municipalities can utilize in their efforts to become better environmental stewards.

Morris County Municipal Utilities Authority (MCMUA) A primary goal of the MCMUA Open Space Acquisition and Stewardship Plan adopted in September 2021 is to “Provide for proper stewardship of the property directly acquired by the MCMUA that is complementary with water resource conservation objectives.(pg.8) The MCMUA receives a portion of the Morris County Open Space Trust Fund contributions to purchase open space properties that preserve water quality and contribute to groundwater recharge. As of April 2023, the MCMUA has partnered with 19 municipalities and several nonprofit conservation organizations to assist with their purchase over 6,400 acres of protected open space for wellhead protection, prime groundwater recharge, and headwater areas throughout the County. The MCMUA independently owns and manages another 580 acres of watershed protection open space and manages an additional 213 acres owned by the County of Morris for watershed protection purposes.

7) STATE PLAN GOAL- POLLUTION AND ENVIRONMENTAL CLEAN UP: PROTECT THE ENVIRONMENT, PREVENT, AND CLEAN UP POLLUTION.

Related State Plan Priorities: Brownfields and Lead, Waste Management and Recycling

- ❖ **Morris County Land Use, Circulation and Open Space goals, policies and actions, development review actions, along with the activities of the MCMUA support the protection of the environment, redevelopment of brownfields and downtowns, waste reduction and help to reduce pollution of the built and natural environments. Related goals, policies, programs and activities are substantially consistent with State Plan goals and priorities for pollution and environmental cleanup.**

Related Morris County Goals, Policies, Programs and Activities

2022 Land Use Element:

- *Goal 4 - The County supports “desired development that proceeds only after careful analysis of environmental conditions and within the limitations imposed by such analysis, with emphasis on the mitigation of associated environmental impacts and potential hazards to life and property. (pg.5-1)*
- *Objectives - 1) promote revitalization and redevelopment of the County’s downtowns and commercial corridors 2) encourage compact development patterns, 3) minimize greenfield development and prioritize redevelopment on brownfield, greyfield and previously developed sites and 7) encourage higher density and mixed-use development in downtown areas. These objectives support reduced sprawl, auto-generated and other pollution, waste generation, and environmental degradation.*

2024 Open Space Element:

- *Goal 1- “Advance the protection and stewardship of Morris County’s parks and open space, environmental resources, and natural features to realize the associated ecological, economic, and quality of life benefits that help define Morris County.” (pg. 4)*
- *Goal 3 - Conserve, restore and protect natural resources, ecosystems, and environmentally sensitive areas to ensure a resilient environment and healthy communities. (pg. 4)*
- *Objective 3 -To prioritize efforts to protect natural resources, environmentally sensitive areas, biodiversity and ecosystem services, with particular emphasis on water quality and supply.” (pg. 4.)*

2018 Circulation Plan Element - A focus of the 2018 Morris County Circulation Plan Element is the reduction of congestion on County roads and the subsequent reduction of greenhouse gas and improved air quality. Examples:

- *Objective 1.1 Reduce congestion and improve safety on County Roads (pg. 1-3)*
- *Strategy #5, Monitor and reduce congestion on County roads, ... reducing greenhouse gas emissions and improving air quality (pg.1-5)*
- *Strategy 37 “... provide new opportunities to reduce traffic congestion ... and improve air quality. (pg. 1-19) The Plan also promotes shared mobility opportunities as a method of reducing congestion, fuel consumption and related pollution (5-9).*

Morris County Land Development Standards/Land Development Review –County Development Review addresses traffic/transportation and drainage/stormwater conditions, resulting in 1) improved traffic flow, reduced congestion leading to reduced greenhouse gas emissions and 2) reduced impacts of potential flooding events associated with intense storms. Actions to improve county drainage and stormwater conditions also reduce potential for offsite water pollution.

The Morris County Municipal Utilities Authority, (MCMUA). The MCMUA provides regional leadership and solutions for Morris County’s drinking water, open space preservation and solid waste management. As part of its solid waste mission, the MCMUA provides county-wide, multi-jurisdictional services and programs addressing recycling, garbage collection and disposal, hazardous waste management, composting, waste reduction, solid waste planning and anti-litter programs. The MCMUA provides information and educational material designed to decrease the size of the waste stream and increase recycling throughout the County.

8) STATE PLAN GOAL- HISTORIC AND SCENIC RESOURCES: PROTECT, ENHANCE, AND IMPROVE ACCESS TO AREAS WITH EXCEPTIONAL ARCHEOLOGICAL, HISTORIC, CULTURAL, SCENIC, OPEN SPACE AND RECREATIONAL VALUE

Related State Plan Priorities: Historic Resources, Cultural Resources and the Arts, Open Space and Recreational Resources:

- ❖ **Morris County goals, policies, programs and activities are substantially consistent with the State Plan Historic and Scenic Resources Goal and related priorities. In addition, there are various Morris County entities actively engaged in the protection, enhancement and improvement of access to areas with exceptional archeological, historic, cultural, scenic, open space and recreational value.**

Related Morris County Goals, Policies, Programs and Activities

2020 Land Use Element

Goal 3 - The protection of natural, historic, agricultural and scenic resources - Encourage the protection and preservation of environmental resources, unique natural features, open space, historic assets and farmland throughout Morris County, focusing major conservation, preservation and protection activities in areas without existing or planned infrastructure, in which the majority of these resources are located. (pg. 5-1.)

2024 Open Space Element

- *Objective 4 - “To expand and improve the countywide network of protected open space by increasing greenway connections between parks, environmentally sensitive areas, natural/conservation areas, trails, and farmlands to create significant areas of unfragmented open space, natural resource buffers and natural area concentrations where possible.” (pg. 4)*
- *Recommendation/Information Outreach - “Work with the Morris County Tourism Bureau, the Morris County Economic Development Corporation, and the Morris County Park Commission to promote the County’s parks, open space, recreation, historic/cultural sites and agritourism opportunities.” (pg.5)*
- *Recommendation/Preservation-Conservation - “Continue to protect and encourage the preservation of critical natural resources as part of open space protection wherever possible, including but not limited to forested lands, significant wetlands, floodplains, agricultural soils/farmland, wildlife habitat, unique natural features and ecosystems that support healthy communities. Emphasize protection of groundwater recharge areas and surface waters, (lakes, rivers, and streams,) and riparian corridors. Avoid fragmentation of natural areas/isolation of plant and wildlife communities and natural ecosystems; support habitat/ecosystem connectivity” and “Identify gaps between preserved open space, regional greenway corridors, trail systems, protected natural resources, recreation resources and population centers to determine potential preservation, linkage, and multi-modal trail opportunities.” (pg. 6)*
- *Recommendation/Stewardship - “Promote the restoration and stewardship of preserved open space lands to protect water supply and water quality, water resources, wildlife and natural habitats, woodlands/forested areas, historic/natural landscapes, scenic vistas, recreation resources, farmland, agricultural soils, and other critical natural resources.” (pg. 7)*

- Recommendation/Preservation Trust - *“Support continued funding of the Morris County Preservation Trust Open Space, Farmland Preservation, Historic Preservation, Flood Mitigation and Trails Development grant programs.” (pg.8)*
- Recommendation/Morris County Park Commission - *“Continue to support the mission of the Morris County Park Commission to develop and preserve a dynamic and unique system of diverse natural, cultural, and historic resources, and to provide innovative education and recreation opportunities of regional value, while exercising environmental and fiscal responsibility.” (pg.9)*
- Recommendation/Preservation Conservation - *“Continue to protect and encourage the preservation of critical natural resources as part of open space protection wherever possible, including but not limited to forested lands, significant wetlands, floodplains, agricultural soils/farmland, wildlife habitat, unique natural features and ecosystems that support healthy communities. Emphasize protection of groundwater recharge areas and surface waters, (lakes, rivers, and streams,) and riparian corridors. Avoid fragmentation of natural areas/isolation of plant and wildlife communities and natural ecosystems; support habitat/ecosystem connectivity” and “Identify gaps between preserved open space, regional greenway corridors, trail systems, protected natural resources, recreation resources and population centers to determine potential preservation, linkages, and multi-modal trail opportunities.” (pg. 6)*
- Recommendation/ Open Space Preservation Site Selection Guidelines -*Promote Open Space Selection Criteria that - “Protects/buffers historic, natural and/or cultural resources and/or properties wherein such resources may be located” and protects unique natural, historic and/or cultural features. (pgs. 10-11)*

1976 Historic Preservation Plan Element In 1976, the County adopted its first Historic Preservation Element, providing a detailed account of historic resources located within the County, along with criteria for identifying resources, preservation tools, funding options and government programs, local historic organizations and maps of known historic sites. Morris County is currently updating its historic site inventory, after which an updated Historic Preservation Plan Element will be developed.

The Morris County Preservation Trust Historic Preservation Program provides grants to municipalities and qualified nonprofits to preserve historic sites throughout Morris County. Between 2003 and 2023, 535 historic site grants were made in 35 Morris County municipalities. Grants were provided for a total of 290 construction projects and 199 non-construction projects (OS Element pg. 84) The Preservation Trust also helps to support the completion of the Morris County Cultural Resources Survey Effort, which focuses on identifying historically and culturally important sites in Morris County, defining historic district boundaries, verifying site demolition or relocation, and showcasing the broad spectrum of cultural resources in Morris County. As part of this effort, Morris County created an award winning interactive cultural resource mapping application that allows users to quickly obtain information and customize reports on County historic and cultural resources. (Land Use Element, pg. 3-45)

Morris County Park Commission -The Morris County Park Commission is dedicated to the protection, enhancement and access to historic and cultural resources. Mission Statement: *“The Morris County Park Commission is committed to excellence in providing for a growing and diverse system of regional parks, recreation facilities, trails, historic sites, arboreta and open space of county, state and even national significance that connects people with the natural environment, offers outstanding visitor experiences, manages its resources to balance recreation education conservation and historic preservation and enhances the quality of life for current and future generations.”* The Morris County Park System integrates

recreation with environmental protection, historic preservation, natural resource protection, historic and cultural assets, and educational opportunities. There are many historic sites located within the park system and three parks based primarily on their historic significance, i.e., The Cooper Grist Mill, Historic Speedwell and the Fosterfields Living Historical Farm.

The Morris County Heritage Commission, an advisory body of the Morris County Board of County Commissioners, acts on behalf of the Commissioners to facilitate understanding and preservation of Morris County's history by:

- Promoting awareness of Morris County's heritage and acknowledging our cultural diversity through education and appropriate communications such as publications, exhibits, and public programs.
- Maintaining the Morris County Archives and ensuring their preservation and accessibility.
- Providing advice and support to local historical and historic preservation groups in Morris County.

The Morris County Tourism Board supports the protection, enhancement and improvement of the County's unique archeological, historic, cultural, scenic, open space and recreational resources, disseminating related information to the public through its website and tourism guides.

9) STATE PLAN GOAL- EQUITY: IMPLEMENT EQUITABLE PLANNING PRACTICES TO PROMOTE THRIVING COMMUNITIES FOR ALL NEW JERSEYANS:

Related State Plan Priorities: Equity and Environmental Justice

- ❖ **Morris County land use and open space goals and policies, its development review practices and preservation programs, including but not limited to those designed to address flooding, help to reverse the concentration of environmental and public health impacts in overburdened and other communities. These County goals and policies are substantially consistent with the State Plan Goal on Equity and its related priorities.**

Related Morris County Goals, Policies, Programs and Activities

2020 Land Use Element

- **Policy 1** - *Promote the continued revitalization and redevelopment of the County's established downtown centers and commercial corridors. (pg. 5-2)* Revitalization and redevelopment of established downtown centers provides opportunities to remove derelict buildings and upgrade industrial and commercial uses consistent with current environmental standards and/or remove aging and/or polluting uses and replace with uses and/or facilities meeting current local needs, current environmental, and stormwater management standards, which can help reverse historic inequities.
- **Goal 4** - *Support desired development that proceeds only after careful analysis of environmental conditions and within the limitations imposed by such analysis, with emphasis on the mitigation of associated environmental impacts and potential hazards to life and property. (pg. 5-1)* Consistent with this goal and the County Planning Act, county development review addresses drainage/stormwater and traffic conditions, with additional recommendations made to municipalities concerning environmental and other concerns. Most new development in the County is occurring through redevelopment, allowing both the county and its municipalities to require improvements to environmental, drainage, traffic and other conditions in previously developed areas.

2024 Open Space Element

- **Objective 1** - *To increase the availability of open space and recreational opportunities throughout Morris County, especially near areas of higher residential density and increasing residential growth (pg. 4).*
- **Criteria for site selection** - *Increase access to recreation / conservation opportunities near underserved and/or growing or high-density population centers. (pg.10)*

Morris County Preservation Trust Flood Mitigation Program - The Morris County Flood Mitigation Program provides grants to help purchase residential properties in flood prone areas throughout the County to increase natural floodwater storage, decrease loss of life and property risks, lower costs for local governments and provide residents an opportunity to relocate out of harm's way while being compensated for their homes. Many flood-impacted residential structures are older dwellings in municipalities where overburdened communities have been identified, e.g., Boonton Town, Lincoln Park, Morristown and Parsippany.

10) STATE PLAN GOAL - COMPREHENSIVE PLANNING: FOSTER SOUND AND INTEGRATED PLANNING AND IMPLEMENTATION ON ALL LEVELS STATEWIDE

Related State Plan Priorities: Comprehensive Planning and Design, Regional Planning and Areas of State Concern: (Pinelands/Hackensack Meadowlands District/NJ Highlands/Fort Monmouth Economic Revitalization Authority/Casino Reinvestment Development Authority)

- ❖ **Morris County policies have and continue to support local comprehensive planning and increased cooperation between municipalities in their planning efforts. Morris County goals, policies and activities promote comprehensive planning and are substantially consistent with the State Plan Goal and priorities for Comprehensive Planning**

Related Morris County Goals, Policies, Programs and Activities

Morris County has updated various Master Plan Elements in recent years, including its Circulation Plan Element in 2018, its Land Use Plan Element in 2020, its Farmland Preservation Plan Element in 2022 and its Open Space Plan Element in 2024. Ongoing updates have been made to its Wastewater Management Plan in accordance with NJDEP requirements and research is currently being conducted in preparation for an update to the Historic Preservation Plan Element. The County of Morris also adopted the Morris County Strategic Plan in 2018.

2022 Land Use Element

- *Goal 6 - "The achievement of community planning goals and objectives and increased cooperation between municipalities in their respective land use decisions - Support local efforts to achieve community planning goals and objectives and encourage cooperation between municipalities in their respective land use decisions. Recognize and support local land use planning initiatives and activities where consistent with County goals and objectives and sound planning principles. Encourage inter-municipal cooperation and coordination for projects generating multijurisdictional impacts." (pg. 5-2)*
- *Policy 13 - "Encourage municipalities to invest in robust comprehensive planning, review of zoning and land development ordinances to ensure timely consideration of changing land use conditions, emerging land use/market trends, evolving zoning techniques and development standards." (pg.5-3)*
- *Policy 14 - "Encourage municipal governments to coordinate the planning and redevelopment of commercial corridors, particularly as concerns inter-municipal traffic impacts and to consider the compatibility of adjacent land uses along municipal boundaries in their land use planning. Facilitate inter-municipal communication, coordination and partnerships concerning significant land use issues and associated inter-municipal impacts, including, but not limited to traffic, stormwater, and incompatible land uses." (pg.5-3)*

The Land Development Review Section of the Office of Planning and Preservation processes all development applications which are submitted to the Morris County Planning Board for review and approval in accordance with the New Jersey County Planning Act. The Section is also responsible for preparing the Annual Development Activity Report, updates to the Official Map, and reviewing municipal stormwater management plans and ordinances in accordance with NJDEP Stormwater Management rules (N.J.A.C. 7:8-4.4). Nonbinding site plan and subdivision recommendations on various issues not associated

with the County Planning Act are routinely provided for municipal consideration as part of the County development review process.

Support for local planning: Morris County actively supports local planning, development and preservation initiatives. The Office of Planning and Preservation maintains extensive information on its website providing detailed data and statistics, related reports and information on population, housing, income, poverty, education, employment, zoning and other publications for use by the public and local planners. Other information includes story maps, online tools, land development ordinance reports, legislative reports and land development reports which can be used by local government in the development of municipal master plans and land development regulations. The Office of Planning and Preservation also provides assistance with information and grant requests by municipalities and supports municipal priorities in the preservation of open space, farmland, historic and cultural sites, trail development and flood protection through the Morris County Preservation Trust. The Morris County Department of Transportation also publishes planning educational materials, reports, studies and other transportation-related guidance provided via the County website (e.g., East Hanover Avenue Corridor Traffic Study, Exxon Redevelopment Regional Traffic Study).

Highlands Council - Morris County is working with the Highlands Council to improve regional water quality, having recently received two grants from the Highlands Council to improve water quality in Lake Hopatcong. The grants provided funding to 1) study the feasibility and development of an Oxygenation System for Lake Hopatcong and 2) address the treatment of runoff from the County owned stormwater conveyance system so as to prevent the degradation of Lake Hopatcong. Engineering related to the treatment of the runoff was completed and systems have been installed that will improve water quality and reduce the occurrence of Harmful Algal Blooms in the lake.

State Planning - Morris County is the Negotiating Entity for non-Highlands municipalities and Highlands municipalities choosing the County of Morris as Negotiating Entity. As such, it is working with the Office of Planning Advocacy and participating municipalities to facilitate cross-acceptance with the State Development and Redevelopment Plan. The County is also the Wastewater Management Entity developing wastewater management planning chapters in coordination with local governments and the State DEP.

3. IF INCONSISTENT, HOW WILL THE COUNTY BECOME MORE ALIGNED WITH THE STATE GOALS AND HOW WILL THIS BE ACHIEVED” WHAT IS THE PREDICTED TIMEFRAME FOR GREATER CONSISTENCY?

Morris County’s goals and objectives are substantially consistent with those of the State Plan, however, as future updates to the Morris County Master Plan are undertaken, the Morris County Planning Board will consider, as part of its review, potential revisions to its goals and objectives that may increase consistency with the State Plan, where such revisions align with County goals and objectives.

4. HOW WELL DO THE DESIGNATED STATE PLANNING AREAS SUIT THE CURRENT AND FUTURE DEVELOPMENT OF YOUR MUNICIPALITY AND/OR COUNTY?

Morris County defers primary review of the appropriateness of state planning areas as currently defined to its constituent communities, which have authority under the Municipal Land Use Law to identify appropriate land uses and implement laws regulating the use of land and density/intensity within their communities. As such, the County Land Use Plan excludes a land use plan map. Instead, the County Land Use Plan focuses on identifying County Land Use goals, objectives and recommendations and provides relevant data on existing land use, environmental conditions, land development trends, and issues that municipalities are encouraged to consider as they develop local land use policies.

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 County of Morris defers to its municipalities recommendations pertaining to issues of 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.

As future updates to the Morris County Master Plan are undertaken, the Morris County Planning Board will consider revisions to its Master Plan to increase consistency with the State Plan, where such revisions are consistent with County goals and objectives.

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

- a) The primary focus of State Plan Cross Acceptance should be on State inter-agency agreements to address often-conflicting State Agency priorities and policies impacting land use in New Jersey. At present, the DEP dominates decisions impacting both growth (permits) and preservation (funding), but with an obvious bias on preservation. Greater flexibility in application of DEP priorities must be employed to ensure greater opportunities for economic growth and the creation of non-mandated lower-cost work force housing and missing middle housing. Greater consistency and coordination are needed between state planning agencies that impact land use in the interpretation/implementation of the State Plan, while simultaneously providing for flexibility to address unique situations, inherently conflicting priorities and geographical differences.

- b) The current iteration of the State Plan attempts to focus the majority of development into PA1, PA2 and Centers. While mentioning the need for greater availability and variety of housing, there is no discussion in the State Plan acknowledging past, present or future affordable housing mandates and their impact on land development in the State. State mandates for affordable housing require all communities to provide qualified affordable housing within their boundaries, regardless of Planning Area suitability. By necessity, this often requires municipalities to allow large multi-family “builders remedy” inclusionary housing projects in unsuitable areas to gain a relatively small amount of affordable units. To be consistent with the State Plan intent for development, the State Plan should recommend that large scale inclusionary projects be considered appropriate by the Department of Community Affairs only in Planning Area 1, 2 and designated Centers, provided other conditions supportive of such projects are present (available vacant or redevelopment area, lack of major environmental constraints, presence of nearby transit, etc.)
- c) As part of their mission to encourage the development of affordable housing, DCA should reconsider the potential for allowing Regional Contribution Agreements between municipalities within and/or between planning regions wherein some portion of the obligation may be transferred to areas with existing infrastructure and services.
- d) Planning Area Criteria. The State Plan does not weigh the different criteria used in the delineation of Planning Areas. For example, the presence of population density greater than or less than 1,000 persons per square mile has equal weight as the existence of public water and sewer in PA determination. Criteria should be reviewed to determine whether certain items should be given greater weight in PA determination. This office recommends that the presence of existing sewers service areas or sewer service areas approved for when sewers are planned be given primary consideration in Planning Area designation.
- e) Review the process of designating centers. The current emphasis is on Plan Endorsement, which is a much more involved process. Less intensive requirements for Center designation should be considered. A more streamlined process for center designation would also help offset the high costs and lack of tangible and direct benefits afforded municipalities considering whether to engage in the Center Designation process.
- f) OPA should work with all relevant state agencies to identify **tangible** benefits and/or create new benefits that can be accrued by virtue of securing Plan Endorsement and/or Center Designation. At present, there are few compelling reasons and no state funding support for municipalities to go through what can be an extensive and costly process of plan development to increase consistency with State Plan policies, particularly those not directly tied to the location of Planning Areas. Reliance on the achievement of “good planning” as a reward in itself is naïve, particularly as good planning is defined from the top down by the State as *creating greater consistency with the State Plan*. Questions provided in the CART ask municipalities what changes they will make to become more consistent with the State Plan; there are no questions asking how the State Plan can be altered to better address the planning concerns of local governments such as affordable housing mandates, overdevelopment of suburban neighborhoods, vacant office parks, declining ratables, etc. There must be **tangible benefits**

for continued Plan Endorsement / Center designation if municipalities are to go through the expense of qualifying and then continuing to update plans to maintain their qualification.

4. Submit a Negotiating Agenda

See Appendix B "Negotiating Agenda" (Summary of Municipal Negotiation Requests)

5.a and 5b. 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.

County of Morris: Areas to be protected:

Farmland: The County of Morris identifies areas of farmland to be protected within the 2022 Farmland Preservation Plan, Appendix F. The OPA may access Appendix F of the 2022 Farmland Preservation Plan Element online at [Morris County-Farmland-Preservation-Plan-Element-final.pdf - Google Drive](#)

Open Space: The Morris County Park Commission Land Acquisition Program identifies potential land acquisitions, categorizing them as "targeted projects, potential projects and projects to monitor/long range projects." All projects are either adjacent to existing parks or desired for greenway preservation and/or trail development. These projects are under current evaluation and are not available for review as part of the Cross-Acceptance Process.

The 2024 Open Space Element does not identify specific sites for preservation but identifies site selection guidelines for open space preservation, i.e., 25 specific criteria that should be used to evaluate land suitability for preservation as open space. See the 2024 Morris County Open Space Element, pgs. 9-12.

Vulnerable Areas/Flooding/Environmental Concern: The Morris County 2020 Land Use Element outlines major environmental conditions/constraints throughout the County including freshwater wetlands, special flood hazard areas, steep slopes, and surface waters/category one waters, sole source aquifers, and groundwater recharge areas all of which are also mapped.

As detailed in Part 1 of this CART, County Master Plan goals, policies, recommendations and preservation programs support the protection of these areas. To further protect these areas, the State of New Jersey should provide additional funding/tax or other incentives to purchase development rights / easements from private landowners in areas where development is not encouraged and increase development incentives in areas where there is existing and/or planned water, sewer and transportation infrastructure that can support redevelopment and infill development. The DEP should streamline the permit/review process in redevelopment areas and the standards for review should be adjusted to reflect the differences in conditions of developed vs. undeveloped areas.

Identify areas where sprawl (low density auto-dependent) development has occurred:

The County of Morris declines to participate in this exercise.

6. Does the county have an open space plan / open space tax

Yes/Yes

7. Is the municipality a member of Sustainable NJ

Not Applicable

8. Indicate the county's three most important (regional) land use planning goals and priorities

1. Support for economic and residential development/redevelopment that meets the needs of all County residents
2. The Preservation and Protection of Open Space, Farmland/Agriculture, Environmental/Natural Areas, Historic and Cultural Resources and Unique Community Character
3. Ensure that development and preservation occur in a manner that protects and enhances the overall quality of life for Morris County residents. **And:**

❖ **Planning Board Mission Statement:**

- Vision: Achievement of a superior quality of life for the people of Morris County through cooperative planning
- Mission: The facilitation of regional land use decisions consistent with the protection of natural resources, mindful of our cultural heritage, and pertinent to the needs of residential and business communities.
- Values:
 - Promote equitable policies and procedures
 - Respect the opinions of board members and staff
 - Offer technical resources to planning partners
 - Give information and advice to municipalities and the general public
 - Review pending legislation for comment and input
 - Encourage Cooperation from other agencies and organizations
 - Support our vision and mission through the County Master Plan
 - Serve the public with integrity and goodwill

9. Negotiating Committee Members

- Joseph Barilla, Planning Director, Morris County
- Virginia Michelin, Assistant Planning Director, Morris County
- Anthony Soriano, Supervising Planner, Morris County

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

No translator is required.

11. Additional Comments / County

Mapping:

The Preliminary Plan mentions the State Plan Map multiple times but there is no State Plan Map in the Document or is a link to the MAP provided within the State Plan document. This is a significant and glaring omission as it is the location of Planning Areas which is the guide by which state agencies, particularly the NJDEP, implement various land use policies and programs associated with infrastructure extensions, permits, expansions and environmental preservation and protection.

The State Plan should include a copy of the State Plan Map; ideally 21 State Plan maps corresponding to each County and also include a link to corresponding online mapping.

In addition, the interactive map currently provided by the State (once located) is subject to multiple errors and inconsistencies. Of note is the confusion caused by the lack of consistency in the maps depiction of the Highlands Region which replaces State Plan Planning Areas throughout the entire Highlands Region. One only knows this due to a single line in the Preliminary State Plan. (page 65). This is a major deviation from the prior State Plan Map and contradicts reports made by the Office of Planning Advocacy early in this State Plan cross-acceptance process that there were no changes in the State Plan Map being proposed.

Further, the online mapping tool does not provide the location of individual Highlands Land Use Capability Zones (LUCZ), it only identifies the location of the Highlands region, leaving the viewer with no useful information about the Highlands zone in which a property is located or the policies associated with that Highlands Zone or their relationship/consistency with State Plan Planning Areas.

In addition, the State Plan provides no clarification as to whether Highlands LUCZ's apply only in the Highlands Preservation Area or also in the Highlands Planning Area, as to whether they apply to conforming Highlands municipalities and/or in nonconforming Highlands Municipalities.

Planning Areas

Several municipalities have commented on the need to alter PA criteria or add PA criteria to address the substantial differences in character between municipalities. For example, Planning Area 1 Metropolitan is applied to suburban municipalities in equal measure to major cities, despite the obvious differences in density, population and character. For example, under current State Plan criteria, Florham Park is PA1 and Jersey City is PA1. State Plan policies for these two areas should reflect the substantial differences in these two jurisdictions. The State Plan should include differentiation to address the different needs, context and planning priorities of significantly different locations. For example, criteria on population concerns only population over 1,000 and under 1,000. Other factors such as population ceilings and population density, levels of employment, housing density and housing type may be used to help create greater distinction between jurisdictions and craft appropriate planning policies.

The need for different additional classes of Planning Area was expressed in early discussions on the development of the current State Plan, when the idea of creating different Planning Areas for north and south Jersey was a topic of discussion. The need to create greater distinctions between urban, suburban and possibly exurban "Planning Area" subcategories should also be considered.

Environmentally Sensitive Areas under One Square Mile – Planning Area Subcategories

Various municipalities have also commented on the need to address major environmentally sensitive areas that may not be appropriately categorized as a Critical Environmental Site but may not be associated with a substantially undeveloped area of over one square mile with density of less than 1,000 persons associated with PA5. There are large areas of flood hazard zone and wetlands existing within PA1 and PA2 areas, the protection of which is of concern to local governments. As has been discussed by the State Planning Commission and staff, subcategories addressing such areas should be incorporated into the Planning Area inventory, e.g., PA1B for Metropolitan Planning Area/Environmentally Sensitive and PA2B for Suburban Planning Area/Environmentally Sensitive and PA3B for Fringe Planning Area/Environmentally

Sensitive. Such designations would be consistent with the present PA4B, Rural Planning Area/Environmentally Sensitive.

Parks and Open Space - PA8

Local, County, State, Federal and nonprofit preserved open space had been shown in prior versions of the State Plan Map as Planning Area 6, 7 and 8. Based on conversations with OPA staff, it is our understanding that all open space is being considered for inclusion on the State Plan Map as PA8. Morris County strongly supports this idea. Several of the municipalities for which we are the Negotiating Entity have requested that Parkland be called out on the State Plan map. To this end, Morris County can provide the OPA with our GIS dataset on Morris County open space so it may be used to update the State Plan map.

Implementation and future “cross-acceptance”

If the new State Plan is adopted, the immediate priority should be to create a plan implementation agenda by which the various state agencies associated with land development and preservation identify areas of inconsistency/consistency, agreement and disagreement with regard to their various policy, permit and approval activities. Conflicting priorities within the state plan and between state agencies should be identified, as should approaches to resolve these conflicts. Most notably, the demands of meeting state mandated affordable housing obligations are often in conflict with NJDEP regulations as related to both new development and redevelopment. Similarly, improving transportation options in suburban areas where new housing is mandated should become a priority of NJDOT/NJTransit to offset the impacts of increasing residential densities outside of urban centers.

CHATHAM BOROUGH
Current Municipal Master Plans/Plan Elements/Plan Amendments/Master Plan Reexamination Reports

Title	Listed by Municipality	Document in MC Files
2022 Housing Element and Fair Share Plan Amendment	✓	✓
2016 Master Plan Reexamination & Update	✓	✓
2015 and 2016 Housing Element and Fair Share Plan	✓	NO
2013 Land Use Element Amendment	✓	✓
2012 Complete Streets Policy Plan/Amendment to Circulation Element	✓	✓
2010 Open Space and Recreation Plan	NO	✓
2006 Master Plan Reexamination Report	✓	✓
2005 Stormwater Management Plan	NO	✓
1995 Master Plan	NO	✓
1991 Historic Sites Background Study and Inventory	NO	✓
1990 Master Plan Amendment: Reaffirmation of the Borough of Chatham Residential Zoning	NO	✓
1990 Amendment to Chatham Borough Master Plan Lot 3, Block 49	NO	✓
1976 Natural Resources Inventory	NO	✓ <i>in attic storage</i>

Land Development Standards

Title		In MC Files
Zoning Map https://chathamborough.org/media/attachments/2021/11/08/chatham-borough-zoning-map-1.pdf		
Land Development Ordinance https://ecode360.com/29899377/#29899377		
2021 River Road Redevelopment Plan	on server	W:\Planning & Development\PLANNING BOARD\Long Range\Redevelopment Plans-Areas in Need of Redevelopment-Rehab Plans\Chatham Boro
2022 Restated Post Office Plaza Redevelopment Plan	on server	W:\Planning & Development\PLANNING BOARD\Long Range\Redevelopment Plans-Areas in Need of Redevelopment-Rehab Plans\Chatham Boro

Current Municipal Master Plans/Plan Elements/Plan Amendments/Master Plan Reexamination Reports

Current Municipal Master Plans/Plan Elements/Plan Amendments/Master Plan Reexamination Reports

Title	Listed by Municipality	Document in MC Files
2020 Open Space Plan	✓	✓
2020 Housing and Fair Share Plan Element	✓	✓
2017 Preliminary Investigation Report Regarding Designation of Block 48.16, Lot 117.27 as an Area in Need of Redevelopment	✓	✓
2017 Master Plan Reexamination Report	✓	✓
2013 Natural Resources Inventory	✓	✓
2011 Land Use Plan Element	✓	✓
2009 Walkway and Bikeway Plan	✓	✓
2008 Housing and Fair Share Plan Element	✓	✓ <i>in attic storage</i>
2006 Master Plan Reexamination Report	✓	✓
2005 Municipal Stormwater Management Plan	✓	✓ <i>in attic storage</i>
2005 Housing and Fair Share Plan	✓	✓ <i>in attic storage</i>
2005 Conservation Plan Element	✓	✓
1999 Utility Plan Element	✓	✓
1999 Recycling Plan Element	✓	✓
1999 Master Plan	✓	✓
1999 Historic Preservation Element	✓	✓
1999 Community Facilities Plan Element	✓	✓
1999 Circulation Plan Element	✓	✓
1998 Land Use Plan Map	NO	✓
1994 Master Plan Reexamination Report	NO	✓

CHATHAM TOWNSHIP

Land Development Standards

Title
Township Code Book https://ecode360.com/CH4056

EAST HANOVER**Current Municipal Master Plans/Plan Elements/Plan Amendments/Master Plan Reexamination Reports**

Title	Listed by Municipality	Document in Morris County Files	
2024 Open Space and Recreation Plan Update, 2/27/24	✓	✓	CART addition
2024 Open Space & Recreation Plan Update – February 2024	✓	✓	
2022 Master Plan and Development Regulations Reexamination	NO	✓	
2022 Master Plan Amendment	NO	✓	
2022 Master Plan & Development Regulations Reexamination September 28, 2022	✓	✓	
2022 Master Plan Amendment Housing Element and Fair Share Plan Amendment 1, adopted by Planning Board 5/26/20, endorsed by Council 6/1/20	✓	?	CART addition
2022 Master Plan and Development Regulation Report, adopted by Planning Board 10/19/22, Zoning Map adopted 10/5/20	✓	?	CART addition
2020 Housing Element and Fair Share Plan	NO	✓	
2019 Master Plan Amendment	NO	✓	
2019 Housing Element and Fair Share Plan, adopted by Planning Board 11/26/19, endorsed by Council 12/12/19	✓	?	CART addition
2013 Environmental Resource Update	NO	✓	
Varietyper Redevelopment Plan, adopted by Council 10/10/06, amended 3/5/18 and 6/4/18	✓	?	CART addition
2005 Stormwater Management Plan	NO	✓	
2005 Master Plan Community Profile	NO	✓	
2005 Master Plan	NO	✓	

EAST HANOVER**Land Development Standards**

Title	
Land Use and Zoning Ordinance https://ecode360.com/13435455	

FLORHAM PARK**Current Municipal Master Plans/Plan Elements/Plan Amendments/Master Plan Reexamination Reports**

<u>Title</u>	<u>Listed by Municipality</u>	<u>Document in MC Files</u>
2023 Open Space and Recreation Plan Element	NO	✓
2022 Reexamination Report of the Borough of Florham Park Master Plan (dated November 3, 2022)	✓	✓
2022 Land Use Element of the Master Plan (dated November 3, 2022)	✓	✓
2017 Land Use Element to the Master Plan (dated November 28, 2017)	✓	✓ <i>in attic storage</i>
2017 Housing Element and Fair Share Plan (dated January 19, 2017)	✓	✓
2015 Master Plan Reexamination and Master Plan Update (dated July 8, 2015)	✓	✓
2011 Open Space and Recreation Plan Update	NO	✓
2008 Municipal Stormwater Management Plan	NO	✓
2005 Master Plan Reexamination and Master Plan Update (dated September 6, 2005)	✓	✓ <i>in attic storage</i>
2000 Master Plan (dated December 28, 2000)	✓	✓

FLORHAM PARK**Land Development Standards**

<u>Title</u>	
Zoning Ordinance https://ecode360.com/9092271#9092271	
Zoning Map https://www.florhamparknj.gov/media/Engineering/Maps/Florham-Park-Zoning-Map-2023.pdf	
Subdivision and Site Plan https://ecode360.com/9090768#9090768	

LINCOLN PARK
Current Municipal Master Plans/Plan Elements/Plan Amendments/Master Plan Reexamination Reports

Title	Listed by Municipality	Document in MC Files
DMC Preliminary Zoning Map (3-9-2023)	✓	on server \\adm\file\work\Planning & Development\PLANNING BOARD\Long Range\State Plan-State Initiatives\1State Plan and Cross Acceptance 2023-2025\NE Town Responses\Lincolln Park Documents
2022 Open Space and Recreation Plan Update	NO	✓
2022 Master Plan Reexamination Report	✓	✓
2017 Third Round Housing Element and Fair Share Plan	NO	✓
2012 Open Space and Recreation Plan	NO	✓
2012 Master Plan Reexamination Report and Downtown Revitalization Action Plan	NO	✓
2006 Municipal Stormwater Management Plan	NO	✓
2006 Master Plan Reexamination Report	NO	✓
1993 Resolution Amending Circulation Plan Element	NO	✓
1993 Master Plan	NO	✓
1987 Addendum to Circulation Plan	NO	✓
1986 Community Development Block Grant Program Environmental Review Record	NO	✓
1984/1987 Stormwater Management Plan	NO	✓ <i>in attic storage</i>
1982 Existing and Future Land Use Maps	NO	✓

LINCOLN PARK
Land Development Standards

Title	
Chapter 17: Land Development Review	Code Book Lincoln Park, NJ - Official Website
Chapter 24: Stormwater Mgmt	
Chapter 28: Zoning	
<i>all chapters listed above are on server</i>	\\adm\file\work\Planning & Development\PLANNING BOARD\Long Range\State Plan-State Initiatives\1State Plan and Cross Acceptance 2023-2025\NE Town Responses\Lincolln Park Documents

LONG HILL

Current Municipal Master Plans/Plan Elements/Plan Amendments/Master Plan Reexamination Reports

Title	Listed by Municipality?	In P&P Files?	
2023 Long Hill Township Master Plan	✓	✓	
2021 Area In Need of Redevelopment Study	✓	✓	<i>sent via email</i>
2019 Area In Need of Redevelopment Study	✓	✓	<i>sent via email</i>
2018 Housing Element	✓	✓	
2018 Fair Share Plan	✓	✓	<i>sent via email</i>
2017 Utility Service Element	✓	✓	
2017 Downtown Valley Commercial District Element	✓	✓	
2017 Community Facilities Element	✓	✓	
2016 Area In Need of Redevelopment Study	✓	✓	<i>sent via email</i>
2013 Open Space Element	✓	✓	
2013 Master Plan Reexamination Report	✓	✓	
2013 Conservation Element	✓	✓	
2009 Meyersville Hamlet Element	✓	✓	
2009 Bringing Smart Growth to Long Hill Township	✓	✓	<i>sent via email</i>
2007 Stormwater Management Plan	NO	✓	
2006 DRAFT Historic Preservation Element of the Master Plan	NO	✓	
2003 Master Plan Reexamination Report	✓	✓	
1996 Long Hill Township Master Plan	✓	✓	<i>in attic storage</i>
1995 Master Plan Amendment to Land Use and Housing Elements	NO	✓	
1973 Natural Resources Inventory	NO	✓	

LONG HILL

Land Development Standards

Title	
Chapter 100 – Land Use https://ecode360.com/PA0262	
Zoning Map https://www.longhillnj.gov/BOA/zoning-map.pdf	

MADISON
Current Municipal Master Plans/Plan Elements/Plan Amendments/Master Plan Reexamination Reports

Title	Listed by Municipality?	In P&P Files?	
2024 5 Year Capital Plan (adopted 4/22/2024)	✓	on server	\admc\cl\work\Planning_ & Development\PLANNING BOARD\Long Range\State Plan-State Initiatives\1 State Plan and Cross Acceptance 2023-2024\NE Town Responses\Madison Documents
2021 Community Place Redevelopment Plan (adopted 1/25/2021)	✓	on server	\admc\cl\work\Planning_ & Development\PLANNING BOARD\Long Range\Redevelopment Plans_Areas in Need of Redevelopment\Rehab Plans\Madison
2021 Third Round Housing Element & Fair Share Plan (adopted 5/26/2021 with appendices)	✓	✓	
2020 Master Plan (adopted 12/15/2020 with appendices)	✓	✓	
2020 Master Plan Reexamination Report	NO	✓	
2020 Open Space and Recreation Plan Update (adopted 2/20/2020)	✓	✓	
2004-2018 Housing Element and Fair Share Plan	NO	✓	
2015 Civic Center Redevelopment Plan (adopted 5/8/2015)	✓	on server	\admc\cl\work\Planning_ & Development\PLANNING BOARD\Long Range\Redevelopment Plans_Areas in Need of Redevelopment\Rehab Plans\Madison
2014 Morris County Wastewater Management Plan (adopted 1/30/2014)	✓	NO	
2014 Environmental Resources Inventory/Master Plan Amendment	NO	✓	
2014 Land Use Element Amendment	NO	✓	
2014 Green Village Road Special Use Area Redevelopment Plan (amended 12/8/2014)	✓	on server	\admc\cl\work\Planning_ & Development\PLANNING BOARD\Long Range\Redevelopment Plans_Areas in Need of Redevelopment\Rehab Plans\Madison
2014 39 Green Village Road Redevelopment Plan (adopted 4/11/2014)	✓	on server	\admc\cl\work\Planning_ & Development\PLANNING BOARD\Long Range\Redevelopment Plans_Areas in Need of Redevelopment\Rehab Plans\Madison
2011 Environmental Resource Inventory (adopted December 2011 with appendices)	✓	✓	
2011 Master Plan Reexamination Report	NO	✓	
2009 Master Plan Amendment	NO	✓	
2005 Municipal Stormwater Management (adopted 5/31/2005, amended 3/2/2021 & 3/11/2024)	✓	✓	
2004 Reexamination of the Master Plan and Development Regulations	NO	✓	
Resolution 212-2020: Settlement Agreement with the Fair Share Housing Center	NO	✓	
Ordinance 2-2021: Stormwater Pollution Plan (adopted 3/22/2021)/ Amended with Ordinance 9-2024	✓	✓	
Chapter 112: Historic District Preservation (adopted 12/13/1999) https://records300.com/648874546488745	✓	✓	
Chapter 178: Tree Protection (adopted 2/24/2020, amended 4/11/2022) https://records300.com/26132320981361323209	✓	✓	
See Article VI of Chapter 195 for Environmental Protection (last amended 3/11/2024) https://records300.com/136185668136185668	✓	✓	
1 Giralda Farms Redevelopment Plan	✓	on server	\admc\cl\work\Planning_ & Development\PLANNING BOARD\Long Range\Redevelopment Plans_Areas in Need of Redevelopment\Rehab Plans\Madison

Land Development Standards

Title	In MC Files
Official Map (adopted 3/14/1977)	✓
Existing Land Use Map on page 3-4 of the 2020 Master Plan (Land Use Plan Element-Chapter 3)	✓
Land Use Map on page 3-34 of the 2020 Master Plan (Land Use Plan Element-Chapter 3)	✓
Chapter 195, Land Development (adopted 3/12/1984 with amendments through 3/11/2024) https://records300.com/44892930444892930	
Zoning Schedule is Schedule I of Chapter 195 (adopted September 2020) https://records300.com/attachmcntr/M50608/M50608-195a\1\ZOScheduleI%20I.pdf	
Zoning Map (adopted 3/24/2008 with amendments through 5/22/2023) https://www.rosenet.org/DocumentCenter/View/1653/2008-Zoning-Map-PDF	

MORRIS PLAINS

Current Municipal Master Plans/Plan Elements/Plan Amendments/Master Plan Reexamination Reports

Title	Listed by Municipality	Documents in MC Files
2022 Amendment to Land Use Element Regarding Block 171 Lot 45 and portion of Block 171 Lot 45.01	NO	✓
2019 Amendment to Land Use Element Regarding Block 161 Lot 1	NO	✓
2018 Master Plan Reexamination Report	✓	✓
2018 Housing Element and Fair Share Plan	NO	✓
2018 Amendment to Land Use Element Regarding Block 1211 Lot 1 and Block 11 Lot 3	NO	✓
2017 Master Plan Amendment L-1 Office and Research District Zoning Boundary Change	NO	✓
2015 Master Plan Amendment Proposed Apartment/Multi-Family Residential	NO	✓
2014 Master Plan Amendments	NO	✓
2014 Master Plan Amendment Proposed Apartment/Multi-Family Rental Residential	NO	✓
2010 Land Use Plan Amendment	NO	✓
2008 Master Plan Reexamination Report	✓	✓
2005 Municipal Stormwater Management Plan	NO	✓
2005 Land Use Plan Amendment Age-Restricted Multi-Family Housing	NO	✓
2003 Open Space Plan	NO	✓
2003 Land Use Plan Amendment	NO	✓
2001 (September) Land Use Plan Amendment	NO	✓
2001 (February) Land Use Plan Amendment	NO	✓
2000 Master Plan Summary Report	✓	✓

Land Development Standards

Title		
Zoning Map (August 2024)	on server	\\adm\file\work\Planning & Development\PLANNING ROAD\Long Range\State Plan-State Initiatives\1State Plan and Cross Acceptance 2023-2025\NE Town Responses\Morris Plains Documents
Chapter 13: Land Development Ordinance (including Schedules A-E) https://ecode360.com/27326588		
Land Development Checklists https://ecode360.com/attachment/2406731/M00731-013%20Land%20Dev%20Ord%20Checklists.pdf		

MORRIS TOWNSHIP**Current Municipal Master Plans/Plan Elements/Plan Amendments/Master Plan Reexamination Reports**

Title	Listed by Municipality	Documents in MC Files
2021 Land Use Plan Element Amendment RE: OL-40/PUD Zone	NO	✓
2018 Housing Element and Fair Share Plan	NO	✓
2017 Master Plan Re-Examination	✓	✓
2017 Amendment to the Land Use Plan Element RE: Block 10401, Lot 3	NO	✓
2012 Amendment to the Land Use Plan Element RE: The Van Beuren Road Area	NO	✓
2012 Amendment to the Land Use Plan Element and Circulation Plan Element RE: Block 9101, Lot4	NO	✓
2007 Master Plan Reexamination	NO	✓
2006 Municipal Stormwater Management Plan	NO	✓
2004 Open Space and Recreation Plan Update	NO	✓
2002 Amendment to Master Plan RE: Block 4501, Lot 2	NO	✓
2000 Amendment to the Land Use Plan Element	NO	✓
1994 Master Plan, Volume 2	NO	✓
1994 Master Plan, Volume 1	✓	✓

Land Development Standards

Title	
Zoning Map https://www.morristwp.com/DocumentCenter/View/6116/Zoning-Map-5-22-19	
Chapter 57: Land Development https://ecode360.com/10351566	
Chapter 95: Zoning https://ecode360.com/10354651	

PEQUANNOCK**Current Municipal Master Plans/Plan Elements/Plan Amendments/Master Plan Reexamination Reports**

<u>Title</u>	<u>Listed by Municipality</u>	<u>Documents in MC Files</u>
2024 Amendment to Master Plan Reexamination Report and Amendment to the 2019 Master Plan	NO	✓
2019 Master Plan	NO	✓
2012 Open Space and Recreation Plan Update	NO	✓
2009 Master Plan Reexamination Report	NO	✓
2005 Municipal Stormwater Management Plan	NO	✓
2005 Housing Element and Fair Share Plan	NO	✓

Pequannock did not list any Master Plan documents-only land development standards

Land Development Standards

<u>Title</u>	<u></u>
Zoning https://ecode360.com/36915264#36915264	
Subdivision of Land https://ecode360.com/36921233#36921233	
Flood Damage Prevention https://ecode360.com/36919538#36919538	
Environmental Impact Reports https://ecode360.com/36917841#36917841	
Stormwater Management Regulations https://ecode360.com/36919205#36919205	

RANDOLPH**Current Municipal Master Plans/Plan Elements/Plan Amendments/Master Plan Reexamination Reports**

<u>Title</u>	<u>Listed by Municipality?</u>	<u>In P&P Files?</u>
2022 Housing Element and Fair Share Plan	✓	✓
2017 Mount Freedom Planning Study Update	✓	✓
2017 Mount Freedom Planning Study Update	NO	✓
2016 Master Plan Reexamination and Master Plan Update	✓	✓
2010 COAH Petition Application	NO	✓
2008 Recycling Element	NO	✓
2006 Master Plan	✓	✓
2005 Municipal Stormwater Management	NO	✓
1996 Bikeway Plan	NO	✓
1974 Environmental Assessment Study	NO	✓

RANDOLPH**Land Development Standards**

<u>Title</u>	<u>In MC Files</u>
Land Development Ordinance of the Township of Randolph, New Jersey https://library.municode.com/nj/randolph_township/codes/land_development_code	✓
Zoning Map of the Township of Randolph (last revised April 20, 2023)	✓

County of Morris	
County Master Plans/Plan Elements/Plan Amendments/Master Plan Reexamination Reports/Other	

Title	
Open Space Element / September 19, 2024	✓
Comprehensive Farmland Preservation Plan Element / December 8, 2022	✓
Land Use Element / December 3, 2020	✓
Circulation Element / October 18, 2018	✓
Bicycle and Pedestrian Element / December 3, 1998	✓
Water Supply Element / April 7, 1994	✓
Wastewater Management Plan / December 1985 / Update ongoing	✓
Historic Preservation Plan Element / March 1976	✓
Other:	
County of Morris Strategic Plan, August 2, 2018	✓
Official County Map / December 12, 2007 (update pending)	✓
Land Use Map	N/A
Zoning Ordinance	N/A
Natural Resource Management Guide for the County of Morris / 2000	✓

County of Morris
Land Development Standards

Title	
Land Development Standardsn/ September 23, 1998, Amended May 12, 2004	✓

Appendix A - Morris County Negotiating Agenda (Summary of Municipal Negotiation Requests)

1) CHATHAM BORO – (FORMAL NEGOTIATION AGENDA NOT PROVIDED)

MODIFICATION REQUESTED

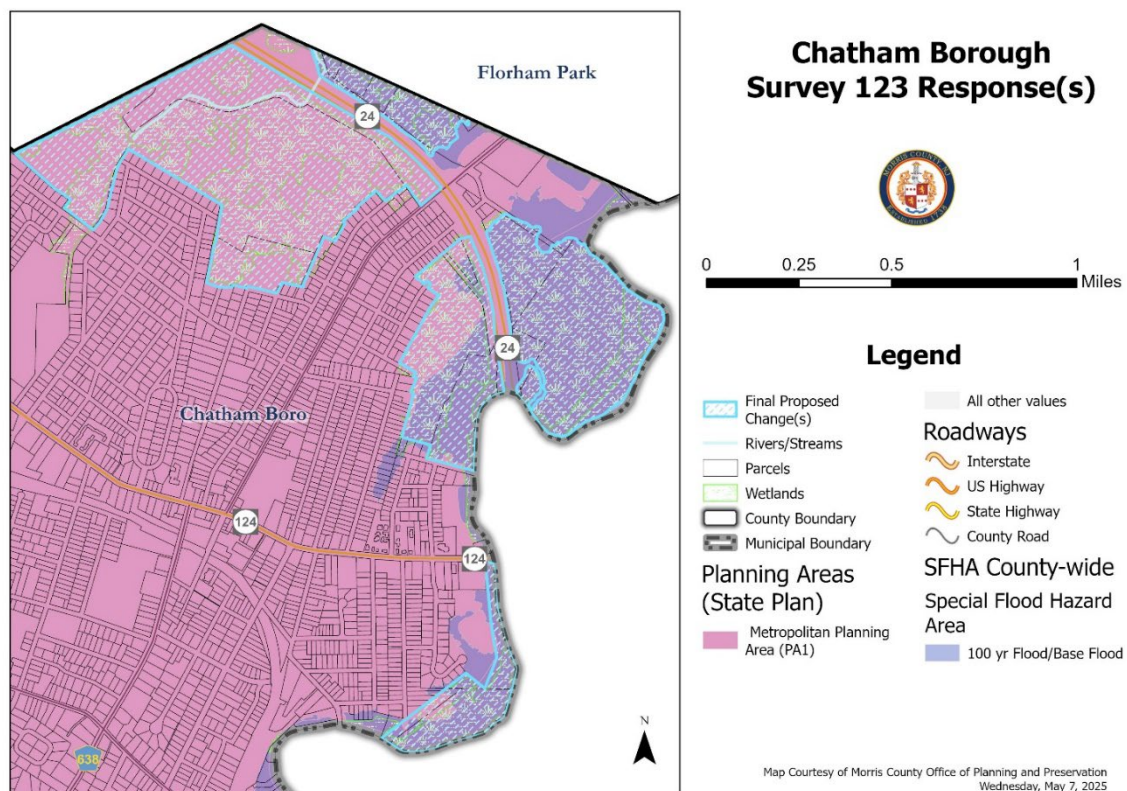
1. Municipality - Chatham Boro. Morris County, CART submission April 4, 2025

2. Contact Person / Person Responsible for CART - Anthony Farfalla, Special Coordinator

3. Public Participation Program Results: N/A

4.1 Planning Policy – No objections to any specific goal or priority noted. HOWEVER:

4.2 Map change requested. Significant wetlands along Route 24 and the Passaic River should be provided a special designation due to their environmental sensitivity. The municipality requests that the Passaic River corridor and all wetlands areas located along Route 24, be designated as Planning Area 5, Environmental Planning Area.



5. State Plan Map

6. See 4.2

Appendix A - Morris County Negotiating Agenda (Summary of Municipal Negotiation Requests)

2) CHATHAM TOWNSHIP – (FORMAL NEGOTIATION AGENDA NOT PROVIDED)

NO MODIFICATION REQUESTED

1. Municipality - Chatham Township. Morris County, CART submission April 1, 2025
2. Contact Person / Person Responsible for CART – Ziad Shehady, Township Administrator
3. Public Participation Program Results: N/A
4. Planning Policy – No objections to any specific goal or priority noted at this time.
5. N/A.
6. N/A

3) EAST HANOVER TOWNSHIP – (NEGOTIATION AGENDA TRANSCRIBED FOR FORMAT)

MODIFICATION REQUESTED

1. Municipality – East Hanover Township. Morris County, CART submission April 8, 2025
2. Contact Person / Person Responsible for CART – Darlene Green – Consultant, Colliers Engineering and Design, Inc.
3. Public Participation Program Results: N/A

4.1 Preliminary State Plan Goals and Priorities

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

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

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

This text should be revised to recognize water and wastewater limitations.

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

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

Appendix A - Morris County Negotiating Agenda (Summary of Municipal Negotiation Requests)

D) Natural and Water Resources Page 44. Habitat Preservation and Restoration-Priority states, "Municipal master plans and zoning ordinance should make it explicit that habitat restoration is expected to occur as part of any (re)development project, to the extent feasible."

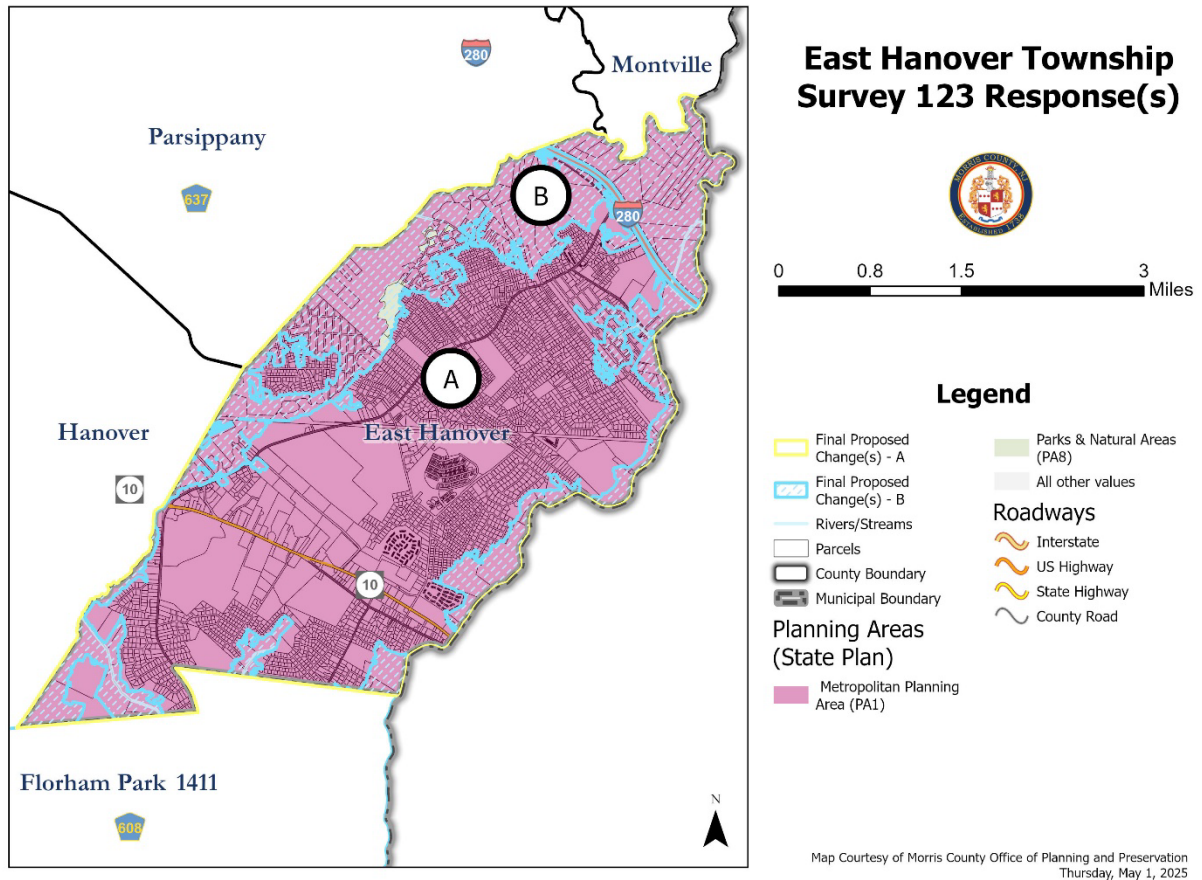
As NJDEP regulates the habitats of threatened and endangered species, habitat restoration should be the purview of the NJDEP and its experts, not a municipal ordinance. It is not the intent of the Township to have this priority deleted, only that habitat restoration should be regulated at the NJDEP level, not the municipal level.

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

East Hanover takes exception with the above statement. The above statement should be deleted from the Draft State Plan or substantially revised. It appears the Draft State Plan suggests municipalities that lack resources be eliminated and governed/regulated at a regional level, rather than a local level. It is unclear how a municipality would be determined to "lack resources" and who would make the determination.

Appendix A - Morris County Negotiating Agenda (Summary of Municipal Negotiation Requests)

4.2 Mapping Changes – Changes requested to State Plan Mapping as follows:



A)) East Hanover requests that the Township’s designation of PA1 be amended to PA2, Suburban to reflect the overall population and lack of public transportation, except as noted in item “B” below.

One of the intents of PA1 is to “Provide for much of the state’s future growth in compact development and redevelopment.” The Guiding Criteria of the PA1 includes a density of more than 1,000 people per square mile, existing public water and sewer systems and access to public transit systems, more than 1 square mile of land area, and a population of at least 25,000 people. East Hanover has a population of 11,106 people according to the 2023 ACS, which does not meet the guiding criteria. The Township is just over 8 square miles, which does equate to a density of 1,371 people per square mile and meets the guiding criteria. However, there is only one bus line within East Hanover and no train station, which wouldn’t meet the criteria of accessible public transportation. Therefore, it appears the Township does not fit the PA1 designation.

However, the other Planning Areas, Suburban (PA2), Fringe (PA3), Rural (PA4) Planning Areas call for a population density of less than 1,000 people per square mile. The Township’s density is more than this and doesn’t appear to meet the guiding criteria of the other Planning Areas. Clarification is needed on

Appendix A - Morris County Negotiating Agenda (Summary of Municipal Negotiation Requests)

how communities were previously designated. It is recommended that the Township's Planning Area designation be reconsidered and changed to PA2. If the State declines to make this change, the Township recommends that the State consider additional Planning Area designations as East Hanover is dissimilar to places such as Jersey City, Hoboken and Newark (for example) from a land use perspective.

B) The State Plan Policy Map should be enhanced with an overlay for flood hazard areas to recognize the danger stream corridors face. The perimeter of the Township is largely undeveloped, contains wetlands, and is within the 100-year flood zone. Consistent with the Climate Change and Natural and Water Resources Priorities discussed above, the Planning Area designation of these areas should be amended to an Environmentally Sensitive Planning Area designation to encourage the protection of these environmental resources.

East Hanover requests that the undeveloped perimeter of the Township that contains wetlands and streams and is located within the 100-year flood zone be reclassified. The State Planning Commission and OPA staff have discussed the need to identify flood hazard areas, and the possibility of creating subcategories PA1B and PA2B wherein the "B" designation would signify the presence of FHA areas and associated wetlands. East Hanover supports a separate delineation for these sensitive areas; in the case of East Hanover, PA2B consistent with the request to change East Hanover from a PA1 to a PA2 designation. If such new designations are not created, it recommends these areas be designated as Critical Environmental Sites.

5. State Plan Map

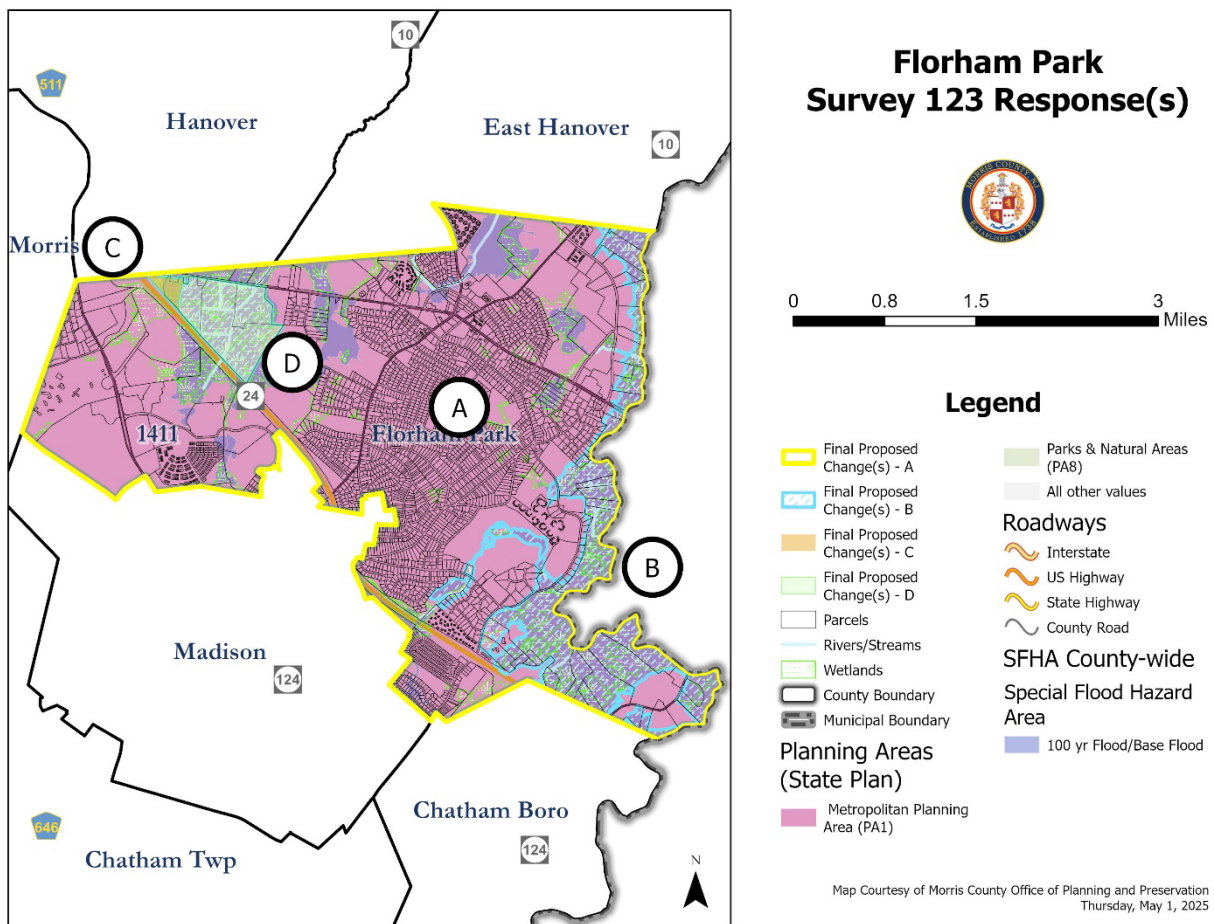
6. Alternatives identified above

Appendix A - Morris County Negotiating Agenda (Summary of Municipal Negotiation Requests)

4) FLORHAM PARK – (FORMAL NEGOTIATION AGENDA NOT PROVIDED)

MODIFICATION REQUESTED

1. Municipality – Florham Park. Morris County, CART submission March 30, 2025
2. Contact Person / Person Responsible for CART – Katherine Sarmad, Boro Planner /Consultant
3. Public Participation Program Results: N/A
- 4.1 Planning Policy – No objections to any specific goal or priority noted at this time, HOWEVER
- 4.2 Changes requested to State Plan Mapping as follows:



A) Florham Park is currently PA1 and requests that the municipality be redesignated to PA2, except as noted in items “B-E” below. The municipality notes that while Florham Park meets the general guiding criteria for PA1, the intent of the PA1 is less relatable to Florham Park than that of the Suburban Planning Area. The guiding criteria are incredibly general, and in some sense, flawed because the population density threshold of above or below 1,000 people per square mile does not account for communities that are suburban in nature, but more built-out than some of their other suburban neighbors.

Appendix A - Morris County Negotiating Agenda (Summary of Municipal Negotiation Requests)

B) Amend the area along the Passaic River to PA5. Respondent notes the area across and along the Passaic River on the Livingston side is designated PA5, but the similar area in Florham Park is not and that it is strange that the area abutting the river in Florham Park is mostly FEMA regulatory floodway and 100 year FHA or wetlands and is not also designated PA5.

C) Block 403, Lot 1 is incorrectly identified as a park. Underlying should be PA2.

D) There are extensive FHA and wetlands on the former Exxon site on the western side of the Boro which should be designated as PA5. Exxon Site = (Block 402, Lot 1, Block 502, Lot 1, Block 1203, Lot 1, Block 1402, Lot 1)

E) Not shown on Map – All open space should be integrated into the State Plan Policy map. Open Space is not shown correctly in the Boro.

5 State Plan Map

6. Alternatives identified above.

Appendix A - Morris County Negotiating Agenda (Summary of Municipal Negotiation Requests)

5) LINCOLN PARK - (FORMAL NEGOTIATION AGENDA NOT PROVIDED)

NO MODIFICATIONS REQUESTED

1. Municipality – Lincoln Park Boro. Morris County, CART submission April 22, 2025
2. Contact Person / Person Responsible for CART – Christopher J. Taormina, Consultant Planner
3. Public Participation Program Results: N/A
4. Planning Policy – No objections to any specific goal or priority noted at this time.
5. N/A.
6. N/A

Appendix A - Morris County Negotiating Agenda (Summary of Municipal Negotiation Requests)

6) LONG HILL – (FORMAL NEGOTIATION AGENDA PROVIDED - ATTACHED)

NO MODIFICATIONS REQUESTED

1. Municipality - Township of Long Hill Negotiation Agenda, Morris County NJ, March 27, 2025
2. Contact Person / Person Responsible for CART - Elizabeth Leheny, Appointed Planning Board Planner
3. PUBLIC PARTICIPATION

Long Hill Township discussed the State Plan Cross-Acceptance process and documents at its February 11, 2025, regular Planning Board Meeting. At the February 25, 2025, regular Planning Board Meeting, updates on the process were discussed in open session. Interested parties attended the Public Outreach Meeting on the Draft New Jersey Preliminary State Development and Redevelopment Plan and Cross-Acceptance ran by Morris County and the State Planning Commission on February 28, 2025. Internal discussions were held in early March. On March 11, 2025, the Planning Board was updated in public session on the progress of Cross-Acceptance procedures. At the March 25, 2025, Planning Board meeting, the final responses were reviewed.

Interested Parties

Township of Long Hill Planning Board

Township of Long Hill Township Committee

4. PRELIMINARY STATE DEVELOPMENT AND REDEVELOPMENT PLAN COMMENTS

In the Comprehensive Planning and Design Priorities section, The Preliminary State Development and Redevelopment Plan (p.62) identifies the Great Swamp Watershed as one of seven areas of critical concern for the future. The Township urges considering this area as a present critical area of concern as well as considering the Upper & Middle Passaic, Whippany River, and Rockaway River Watershed Management Areas as areas of present critical concern.

5. Long Hill recommends involving regional entities, including the State, to coordinate with municipalities within each watershed or management area in order to address issues at a regional, rather than municipal, level. The Township also requests that State funding and assistance through the New Jersey Department of Environmental Protection and other State entities and programs such as the Green Acres and Blue Acres Programs be utilized to help mitigate flooding at both the local and regional levels.

Mapping Comments

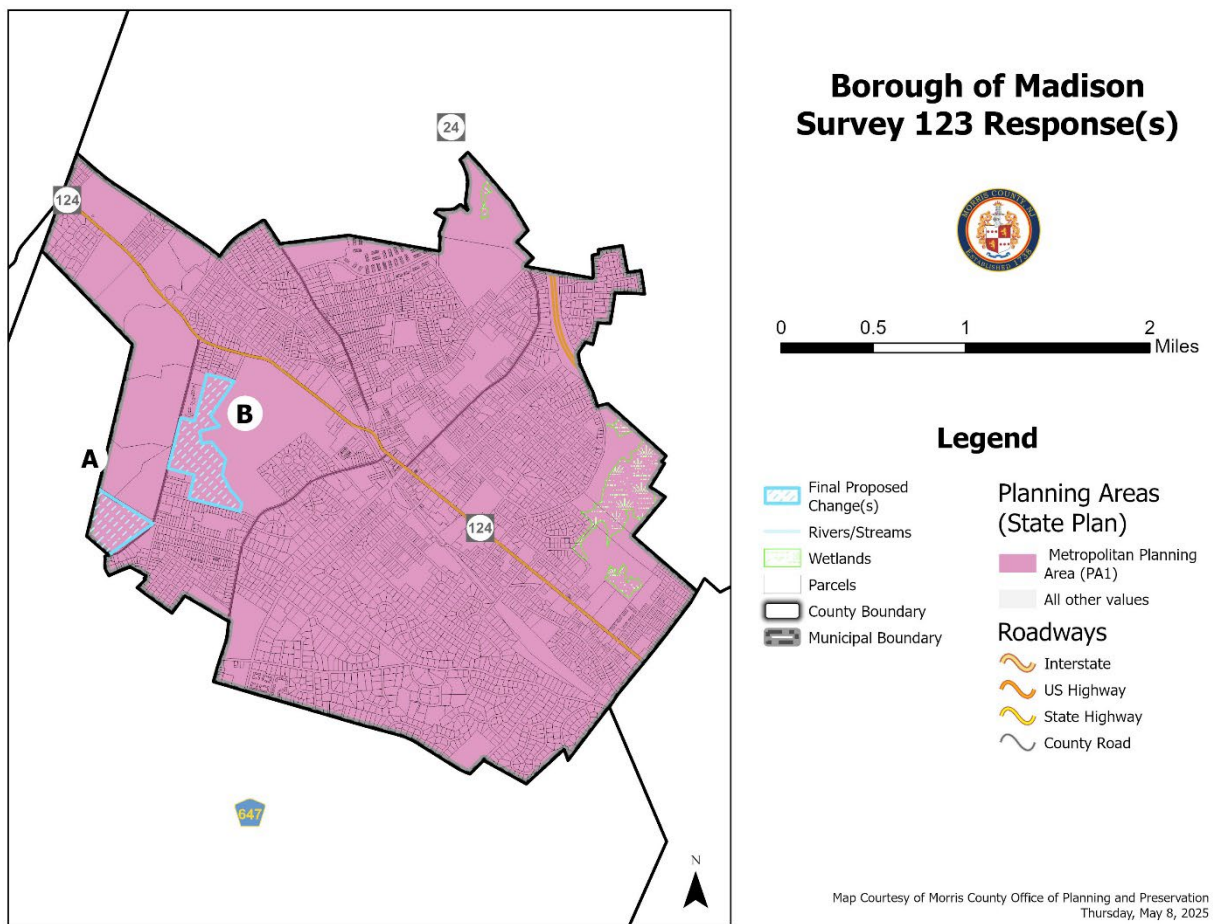
All of Long Hill Township, outside of the Great Swamp National Wildlife Refuge, is in PA 5 Environmentally Sensitive Planning Area. This aligns with the wetlands and sensitive areas of the Great Swamp and is consistent with the character of both current and future development within the Township.

Appendix A - Morris County Negotiating Agenda (Summary of Municipal Negotiation Requests)

7) MADISON - FORMAL NEGOTIATION AGENDA NOT PROVIDED

MODIFICATIONS REQUESTED

1. Municipality – Madison Boro. Morris County, CART submission April 24, 2025
2. Contact Person / Person Responsible for CART – Susan Favate, Madison Boro. Planner BFJ Planning
3. Public Participation Program Results: N/A
- 4.1 Planning Policy – No objections to any specific goal or priority noted at this time, HOWEVER
- 4.2 Changes requested to State Plan Mapping as follows:



A) Block 3001, Lot 1 - Hepburn Woods and Zuck Arboretum (collectively known as Drew Forest) portion of Drew University – environmentally vulnerable – Change from PA1 to a Critical Environmental Site. Drew Forest is primary aquifer recharge and prime forested area, has steep slopes, freshwater wetlands, vernal pools, unique geological features (glacial domaine), and is habitat for endangered species (Indiana bat). It has designated trails, making it also qualify for Historical and Cultural Site designation.

Appendix A - Morris County Negotiating Agenda (Summary of Municipal Negotiation Requests)

B) Block 3201, Lot 1 – owned by Morris County and part of Loantaka Brook Reservation – Change from PA1 to PA8

C) (Not Depicted on Map) – Madison notes that there are various areas that, while within the PA1 classification would be constrained from future development, including properties on the ROSI, wetlands, floodplains and steep slopes (25%+)

5. State Plan Map

6. Alternative Identified in 4.2

8) MORRIS PLAINS (FORMAL NEGOTIATION AGENDA PROVIDED – ATTACHED)

NO MODIFICATIONS REQUESTED

1. Municipality – Morris Plains Boro. Morris County, CART submission March 31, 2025
2. Contact Person / Person Responsible for CART – Elizabeth Leheny, Appointed Boro Planner
3. PUBLIC PARTICIPATION

Interested parties attended the Public Outreach Meeting on the Draft New Jersey Preliminary State Development and Redevelopment Plan and Cross-Acceptance ran by Morris County and the State Planning Commission on February 28, 2025.

INTERESTED PARTIES

Borough of Morris Plains Planning Board

Borough of Morris Plains Borough Council

4. PRELIMINARY STATE DEVELOPMENT AND REDEVELOPMENT PLAN & MAPPING COMMENTS

The Borough of Morris Plains is a small community in the center of Morris County, NJ. The Borough is predominantly residential, however, has significant industrial development as well as a compact, walkable downtown area. The Borough strives to provide adequate affordable and diverse housing options; pedestrian access to public transportation, green spaces, and natural resources; and multifaceted economic opportunities for all its residents, businesses, and visitors. Morris Plains is committed to environmental sustainability, accessibility, affordability, cultural enhancement, and environmental and scenic preservation, while maintaining its small-town character.

Morris Plains believes that its future objectives are aligned with those outlined in the Preliminary State Redevelopment and Development Plan. As such, the municipality supports the document and has no further comments or concerns.

Appendix A - Morris County Negotiating Agenda (Summary of Municipal Negotiation Requests)

9) MORRIS TOWNSHIP– (FORMAL NEGOTIATION AGENDA PROVIDED - ATTACHED)

NO MODIFICATIONS REQUESTED

1. Municipality - Township of Morris Negotiation Agenda, Morris County NJ, March 31, 2025
2. Contact Person / Person Responsible for CART - Elizabeth Leheny, Appointed Planning Board Planner, 908-647-8000 ex: 218 pzcoord@longhill.gov
3. PUBLIC PARTICIPATION - Interested parties attended the Public Outreach Meeting on the Draft New Jersey Preliminary State Development and Redevelopment Plan and Cross-Acceptance ran by Morris County and the State Planning Commission on February 28, 2025.

INTERESTED PARTIES

Township of Morris Planning Board

Township of Morris Township Committee

4. PRELIMINARY STATE DEVELOPMENT AND REDEVELOPMENT PLAN & MAPPING COMMENTS

The Township of Morris is a community in Morris County, NJ. The Township is predominantly residential; however, it has significant industrial development as well as multiple major commercial corridors. Additionally, Morris Township is heavily invested in historical, farmland, and open space preservation. The Township strives to provide adequate affordable and diverse housing options; pedestrian access to public transportation, green spaces, and natural resources; and multifaceted economic opportunities for all its residents, businesses, and visitors. Morris Township is committed to environmental sustainability, accessibility, affordability, cultural enhancement, and environmental and scenic preservation, while maintaining its rural town character.

Morris Township believes that its future objectives align with those outlined in the Preliminary State Redevelopment and Development Plan. As such, the municipality supports the document and has no further comments or concerns.

Appendix A - Morris County Negotiating Agenda (Summary of Municipal Negotiation Requests)

10) PEQUANNOCK - (FORMAL NEGOTIATION AGENDA NOT PROVIDED)

NO MODIFICATIONS REQUESTED

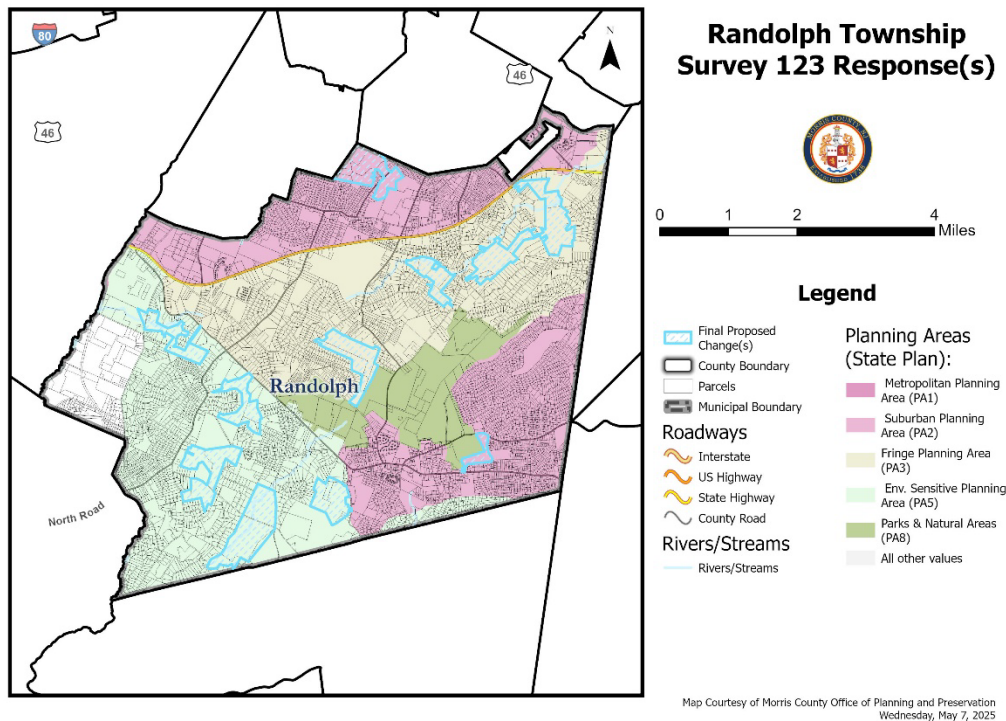
1. Municipality – Pequannock Twp. Morris County, CART submission April 9, 2025
2. Contact Person / Person Responsible for CART – Jill A. Harmann, Planner/Zoning Officer
3. Public Participation Program Results: N/A
4. Planning Policy – No objections to any specific goal or priority noted at this time.
5. N/A.
6. N/A

Appendix A - Morris County Negotiating Agenda (Summary of Municipal Negotiation Requests)

11) RANDOLPH – (FORMAL NEGOTIATION AGENDA NOT PROVIDED)

MODIFICATIONS REQUESTED

1. Municipality – Randolph Twp. Morris County, CART submission March 31, 2025
2. Contact Person / Person Responsible for CART – Darren Carney, Planning Administrator
3. Public Participation Program Results: N/A
- 4.1 Planning Policy – No objections to any specific goal or priority noted at this time, HOWEVER
- 4.2 Changes requested to State Plan Mapping as follows:



Proposed Change - Update Park Area, (identified in blue), identify as PA8

5. State Plan Map

6. Alternatives Identified in 4.2.

CHATHAM BOROUGH
State Plan/Negotiating Committee Liaison

Name	Title	Address	Email	Phone Number	In MC Contacts?
Anthony Farfalla, RMC	Assistant to the Administrator-Special Projects Coordinator				✓
Kendra Lelie, PP/AICP, LLA	Municipal Planner				✓

CHATHAM TOWNSHIP
State Plan/Negotiating Committee Liaison

Name	Title	Address	Email	Phone Number	In MC Contacts?
Ziad Shehady	Administrator				✓
John Ruschke	Engineer				✓
Frank Banisch	Planner				✓

EAST HANOVER

State Plan/Negotiating Committee Liaison

Name	Title	Address	Email	Phone Number	In MC Contacts?
Darlene Green	Township Planner			✓	✓
William Salemm	Planning Board Chair			✓	✓
Joseph Tempesta	Business Administrator			✓	✓
added per CART					
added per CART					

FLORHAM PARK

State Plan/Negotiating Committee Liaison

<u>Name</u>	<u>Title</u>	<u>Address</u>	<u>Email</u>	<u>Phone Number</u>	<u>In MC Contacts?</u>
Katherine Sarmad	Borough Planner				✓
Michael Sgaramella	Borough Engineer				✓

LINCOLN PARK

State Plan/Negotiating Committee Liaison

Name	Title	Address	Email	Phone Number	In MC Contacts?
Thomas Boorady	Borough Engineer				✓
Paul Ricci	Borough Planner				✓
Robin Keufferian	Director of Community Development Zoning Officer				✓ In 2025 municipal contact update, listed as Zoning Officer?

LONG HILL

State Plan/Negotiating Committee Liaison

Name	Title	Address	Email	Phone Number	<u>In MC Contacts?</u>
David Hands	Planning Board Member				✓
Thomas Jones	Planning Board Vice Chairman				✓
Robert Lavorerio	Planning Board Member				✓

MADISON

State Plan/Negotiating Committee Liaison

Name	Title	Address	Email	Phone Number	In MC Contacts?
Raymond Codey	Administrator				✓
Susan Favate	Planner				✓
Astri J. Baillie	Planning Board Chair				✓
Dennis Harrington	Engineer/Zoning Officer				✓

MORRIS PLAINS
State Plan/Negotiating Committee Liaison

<u>Name</u>	<u>Title</u>	<u>Address</u>	<u>Email</u>	<u>Phone Number</u>	<u>In MC Contacts?</u>
Jason Karr	Mayor, PB Member				✓
Art Bruhn	Council Member				✓
Cathie Kelly	Council Member				✓
Dave Schultz	ZBA Chair				✓
Suzanne McClusky	Planning Board Chair				✓
Frank Druetzler	Planning Board Member				✓
William Ryden	Borough Engineer				✓
Paul Phillips	Borough Planner				✓
Edward Buzak	Affordable Housing Attorney				✓

MORRIS TOWNSHIP
State Plan/Negotiating Committee Liaison

Name	Title	Address	Email	Phone Number	In MC Contacts?
Paul Phillips	Township Planner				✓
Steven K. Warner	Planning Board Attorney				✓
James Slate	Township Engineer				✓
Tim Quinn	Township Administrator				✓

PEQUANNOCK
State Plan/Negotiating Committee Liaison

<u>Name</u>	<u>Title</u>	<u>Address</u>	<u>Email</u>	<u>Phone Number</u>	<u>In MC Contacts?</u>
Adam Brewer	Township Manager				✓
Robert Grant	Township Construction Official				✓
Jill Hartmann	Township Planner/Zoning Officer				✓
Frank Russo	Township Engineer				✓

RANDOLPH
State Plan/Negotiating Committee Liaison

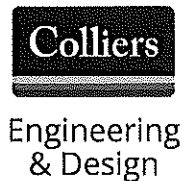
Name	Title	Address	Email	Phone Number	In MC Contacts?
Darren Carney, CPM, P.P., AICP	Planning Administrator				✓

County of Morris
State Plan/Negotiating Committee Liaison

Name	Title	
Joseph Barilla, Virginia Michelin Anthony Soriano	Planning Director, Morris County Office of Planning and Preservation Assistant Planning Director, Morris County Office of Planning and Preservation Supervising Planner, Morris County Office of Planning and Preservation	

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APPENDIX D



Via Email: stateplan.comments@sos.nj.gov
March 6, 2025

Department of State
Office of Planning Advocacy
PO Box 300
Trenton, NJ 08625

Comments: Preliminary Draft of the New Jersey State Development and Redevelopment Plan
Township of East Hanover, Morris County
Project No. EHT-001A

To whom it may concern,

This office has reviewed the Preliminary Draft of the New Jersey State Development and Redevelopment Plan ("Draft State Plan") on behalf of the Township of East Hanover, Morris County. East Hanover submits the following comments and concerns in italics, which are grouped according to chapter.

Executive Summary

- Pages 11 and 12. The Executive Summary summarizes the goals of the Draft State Plan. Housing is one of those goals and its summary states, "Land Preservation should be encouraged, but balanced so that we do not concentrate all preservation in certain regions, shifting the growth burden to already overburdened high-density residential areas.....Zoning encouraging employment growth that does not provide for a proportional increase in housing is inconsistent with the Plan." The Housing Goal on page 23 provides a similar statement.

East Hanover seeks clarification on the statement "provide for a proportional increase in housing". What does proportional mean? The text should be revised to define or explain the quoted phrase.

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

The Township supports this statement and encourages public access to the Township's spaces.

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

Housing

- Page 23. The Strategy states, "Enable housing growth in transit-rich, mixed-income communities, supporting multi-generational households, and providing a balanced mix of rentals, starter homes, senior housing, and market-rate units to meet future population growth and address affordability needs. Encourage municipalities to adopt inclusionary

zoning, streamline development through public-private partnerships, and integrate green building standards and transit-oriented infrastructure to improve sustainability.”

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

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

The Township of East Hanover has limited access to public transportation with one bus route along Route 10. The Draft State Plan does not provide a separate housing goal oriented toward communities lacking public transportation. Clarification should be provided on the goal for housing development in areas lacking public transportation.

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

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

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

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

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

- Page 26. Housing as a Catalyst for Economic Development – Priorities states, “Nothing In this Plan is to be interpreted as a reason for a municipality not to meet its housing requirements as promulgated in New Jersey statutes. Where a municipality has limited land suitable for

development, redevelopment options, up-zoning, or other similar solutions must be implemented to meet constitutional requirements."

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

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

Clarification is needed as to what would be considered a "starter home". Also, "ADUs" appears to stand for "accessory dwelling units", which is not defined. A definition should be provided within the document.

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

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

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

The Township is located between the Passaic River, which flows along the eastern boundary of East Hanover, and the Rockaway River, Whippany River, and Black Brook, which flow along the western boundary. As a result, most of the area adjacent to these rivers is within FEMA's 100-year flood zone and is encumbered with wetlands. Much of the Township's "vacant" lands are constrained by these environmental features. It is unclear how development could occur within wetlands and/or flood prone areas. Additionally, clarification is needed on who would be responsible for preparing evacuation plans and for requiring building and flood insurance? Additionally, clarification is needed on what "systems" need to be elevated. The text should be supplemented with the entity responsible for implementing the identified tasks.

Infrastructure

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

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

Revitalization and Recentering

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

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

Climate Change

- Page 41. Hazard Mitigation – Priorities states, “Promote regional, watershed-level stormwater planning to reduce flooding risks and enhance water quality, prioritizing nature-based infrastructure solutions to manage stormwater and support ecosystem resilience.”

The Township supports this priority. However, clarification is needed on who would be tasked with conducting “regional, watershed-level planning” – the County, each municipality in a watershed, or another entity?

- Page 41. Hazard Mitigation – Priorities states, “Support intergovernmental and community partnerships for comprehensive stormwater modeling to understand cumulative impacts on water systems, downstream communities, and natural habitats.”

The Township supports this priority, but is unclear what entity would be in charge of leading the creation of intergovernmental and community partnerships. The text should be revised to identify the entity responsible for this priority.

- Page 42. Coastal Areas and Riverine Corridors – Priorities states, “Promote well-managed coastal and riverine communities, including natural resource maintenance and restoration programs, to encourage economies that are compatible with the natural environment, minimize the risks from natural hazards, and provide equitable access to coastal and riverine resources for public use and enjoyment.”

The Township supports this priority. However, nearly all of East Hanover is identified in the Metropolitan Planning Area (PA1) on the Interactive Locator Map (see discussion below). It is

unclear how this priority can be achieved if the Township's flood prone and wetlands areas are identified as a Planning Area earmarked for high-intensity development.

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

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

- Page 42. Coastal Areas and Riverine Corridors – Priorities states, “Protect vital ecological and special hazard areas such as coastal and riverine high-hazard areas to prevent significant adverse long-term impacts on the natural functions of these sensitive areas.”

The Township supports this priority. However, much of the Township's vacant lands are within the 100-year flood zone and contain or are adjacent to wetlands. The Draft State Plan should add details on how to mitigate impacts to existing developed areas in high-hazard areas.

Natural and Water Resources

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

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

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

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

- Pages 46. Water Quality – Priorities states, “Encourage regional flood and stormwater management planning and implementation, where appropriate, and support the creation of regional control facilities... Require new development to reduce peak runoff rate to prevent increases in flooding and damage to stream corridors...”

Clarification should be given as to what entity would be in charge of managing "regional flood and stormwater management planning and implementation." The text should be supplemented to indicate the responsible entity.

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

The Township supports this priority, but it is unclear what entity is charged with these actions. The text should be supplemented to indicate the responsible entity.

Historic and Scenic Resources

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

The Township supports this priority and encourages the State to provide funding to aid in parkland development and facility upgrades.

Chapter C. State Plan Policy Map

- Page 68. This Chapter discusses the State Plan Policy map associated with the State Plan, including the difference between Planning Areas, Centers, and Environs, the Planning Areas (1 – 5).
- *The document mentions a "State Plan Policy Map" 17 times, but nowhere in the document does it inform readers where to find said "State Plan Policy Map". In fact, page 120 specifically states that the "Smart Growth Explorer is not part of the official State Plan Policy Map". Therefore, it is unclear where one would find the State Plan Policy Map.*
- *The Draft State Plan does not include an actual map within the document. However, the Office of Planning Advocacy website includes a link to an Interactive Locator Map, which displays the Planning Areas. The map can be accessed here:*
<https://dosopa.maps.arcgis.com/apps/webappviewer/index.html?id=fbb0c0a8c7ce4a31b05d123426c4a79a>. *Since there is no physical copy of the map, it is unclear if the State can update the map boundaries and/or designations at any time. Currently, the metadata of the Planning Areas layer indicates the last edit date was 11/24/2024. The Draft State Plan should be supplemented with a copy of the State Plan Policy Map.*
- *Based on the Interactive Locator Map, East Hanover is primarily within the Metropolitan Planning Area (PA1). A portion of the Township is within the Parks, Open Space, and Natural Areas category. We offer the following comments regarding the Township's Planning Area designations:*

- *Page 72. One of the intents of PA1 is to "Provide for much of the state's future growth in compact development and redevelopment." The Guiding Criteria of the PA1 includes a density of more than 1,000 people per square mile, existing public water and sewer systems and access to public transit systems, more than 1 square mile of land area, and a population of at least 25,000 people. East Hanover has a population of 11,106 people according to the 2023 ACS, which does not meet the guiding criteria. The Township is just over 8 square miles, which does equate to a density of 1,371 people per square mile and meets the guiding criteria. However, there is only one bus line within East Hanover and no train station, which wouldn't meet the criteria of accessible public transportation. Therefore, it appears the Township does not fit the PA1 designation.*
- *However, the other Planning Areas, Suburban (PA2), Fringe (PA3), Rural (PA4) Planning Areas call for a population density of less than 1,000 people per square mile. The Township's density is more than this and doesn't appear to meet the guiding criteria of the other Planning Areas. Clarification is needed on how communities were previously designated. Furthermore, it is recommended that the Township's Planning Area designation be reconsidered.*
- *Additionally, as discussed above, the perimeter of the Township is largely undeveloped, contains wetlands, and is within the 100-year flood zone. Consistent with the Climate Change and Natural and Water Resources Priorities discussed above, the Planning Area designation of these areas should be amended to the Environmentally Sensitive Planning Area to encourage the protection of these environmental resources.*

Chapter D. Implementation

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

East Hanover takes exception with the above statement. The above statement should be deleted from the Draft State Plan or substantially revised. It appears the Draft State Plan suggests municipalities that lack resources be eliminated and governed/regulated at a regional level, rather than a local level. It is unclear how a municipality would be determined to "lack resources" and who would make the determination.

General Comments

- *It is unclear throughout the report what goal/priority is implemented by the State, County, municipality or the private sector. The text should be clarified, or a matrix provided in the appendix.*

- *The Planning Goals, Strategies, and Priorities Goals should be numbered to enable practitioners and citizens to easily refer to statements within the report as opposed to referring to a page number.*

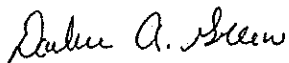
Map Changes

- *The State Plan Policy Map should be enhanced with an overlay for flood hazard areas to recognize the danger stream corridors face.*
- *East Hanover requests that the Township's designation of PA1 be amended to PA2, Suburban to reflect the overall population and lack of public transportation.*
- *East Hanover also requests that the undeveloped perimeter of the Township that contains wetlands and streams and is located within the 100-year flood zone be reclassified to the Environmentally Sensitive Planning Area (PA4B) to encourage the protection of these environmental resources.*

The Township of East Hanover encourages the Office of Planning Advocacy to revise the Draft State Plan to address the above comments and concerns. East Hanover welcomes a meeting to discuss the requested State Plan Policy Map.

Sincerely,

Colliers Engineering & Design, Inc.



Darlene Green, PP, AICP
Township Planner

cc: Joseph Tempesta, Jr. (via email joet@easthanovertownship.com)
William Salemme (via email wsalemme@maxsubro.com)