



State of New Jersey
DEPARTMENT OF STATE
NEW JERSEY STATE PLANNING COMMISSION
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CHAIRMAN

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Acting Executive Director/Acting Secretary

State Planning Commission/Morris County Negotiation Session
July 1, 2025 – 9:00 a.m./July 29, 2025 – 9:00 a.m.
Zoom Video Conference
Meeting ID: 898 5024 1282
<https://us02web.zoom.us/j/89850241282>

AGENDA

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

Appendix A: Morris County Cross Acceptance Response Items

PSDRP GOAL/SECTION	PSDRP PAGE	CAR PAGE	DESCRIPTION	JURISDICTION	AGREE/DISAGREE
Econ Development	20	28	Jobs-to-housing ratio does not reflect internet-based retail.	Randolph	
Housing	23	39	Clarify how housing goals pertain to areas lacking public transportation.	East Hanover	
Housing	23	Agenda-03	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.	East Hanover	
Housing	25	27	Firm retention & support to industrial/tech/science sectors are better catalysts of economic growth than housing.	East Hanover	
Housing	26	28	Housing/nonresidential uses balance should note services for residential often exceeds taxes generated.	Randolph	
Housing	26	Agenda-03	"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.	East Hanover	
Housing	26	Agenda-03	"Where a municipality has limited land suitable for development, redevelopment options, up-zoning or other similar solutions must be implemented to meet constitutional requirements." Remove the word, "must."	East Hanover	
Natural & Water Resources	43	Agenda-10	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.	Long Hill	
Natural & Water Resources	44	Agenda-04	"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." Habitat restoration should be regulated at the NJDEP level, not the municipal level.	East Hanover	
SPPM	71	65	Weigh existing/planned public sewers heavier when considering PA designations.	Morris County	
SPPM	71	68	Consider population ceilings, density, employment, housing density, housing types, etc. when designating PAs.	Morris County	
SPPM	71	68	Consider greater distinctions between urban, suburban, and exurban PA subcategories.	Morris County	
SPPM	78	65	Incorporate less intensive requirements for center designation, possibly outside Plan Endorsement.	Morris County	
Implementation	83	Agenda-04	"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.	East Hanover	
Mapping	N/A	25	All wetlands along Route 24 and the Passaic River should be located in a PA5 designation.	Chatham Boro	
Mapping	N/A	25	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.	Chatham Twp	
Mapping	N/A	25	East Hanover requests that the Township's designation of PA1 be amended to PA2 Suburban	East Hanover	
Mapping	N/A	25	The State Plan Map for Florham Park shows it as almost entirely PA1. This should more likely be PA2, Suburban.	Florham Park	
Mapping	N/A	25	There is an area along the Passaic River that is PA5 on the Livingston side, but not on the Florham Park side.	Florham Park	
Mapping	N/A	25	on the western side of town there is a small pocket designated as "Park". This appears to be an error.	Florham Park	
Mapping	N/A	25	change PA5 to PA2	Long Hill	
Mapping	N/A	26	there are several areas that we request be reclassified from PA1 (Metropolitan) to PA5 (Environmentally Sensitive). [see pages 30-31]	Madison	
Mapping	N/A	68	amend map to establish consistency in the Highlands Region	Morris County	
Mapping	N/A	Agenda-08	designate former Exxon site as PA5	Florham Park	
Mapping	N/A	Agenda-08	add all open space to map	Florham Park	
Mapping	N/A	Agenda-16	add all parks to PA8	Randolph	

Appendix B: Statewide Policy Issues

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