



**State of New Jersey**  
DEPARTMENT OF STATE  
NEW JERSEY STATE PLANNING COMMISSION  
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TRENTON, NEW JERSEY 08625-0820

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WALTER C. LANE  
*Acting Executive Director/Acting Secretary*

**State Planning Commission/Ocean County Negotiation Session**  
**July 24, 2025 – 9:00 a.m./July 31, 2025 – 9:00 a.m.**  
**Zoom Video Conference**  
**Meeting ID: 882 2906 1745**  
<https://us02web.zoom.us/j/88229061745>

**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: Ocean County Cross Acceptance Response Items

PSDRP GOAL/SECTION	PSDRP PAGE	CAR PAGE	DESCRIPTION	JURISDICTION	AGREE/DISAGREE
Implementation		4	Municipalities need the ability to zone and regulate. There is a surplus of areas in the county where the planning area designation really limits any development, but the municipality may have this same area zoned as a business district and would like to it be an economically viable part of the community.	County; Berkeley	
Implementation		5, 51	State Agency Coordination - Coordination needs to be improved between the State agencies, specifically with the alignment of goals and objectives. Coordination should also be improved with local planning efforts. Programs such as the Affordable Housing Trust Fund, Neighborhood Revitalization Tax Credit Program, and Main Street NJ programs require better integration with local planning. Align DCA funding criteria and priority scoring directly with State Plan objectives such as redevelopment, transit-oriented development (TOD), climate resiliency, and equity goals.	County; Lacey	
Implementation		21	Develop a centralized platform where agencies can share data, reports, and progress metrics transparently & provide dedicated grants for flood mitigation and stormwater management improvements to towns that have a demonstrated history of repetitive flooding.	Beach Haven	
Implementation		69	Grant funding opportunities should be made available to implement the goals and priorities outlined in the State Plan.	Manchester	
Implementation; Environment		20	Enhanced Flood Management Strategies: Incorporate additional funding for stormwater systems and natural flood mitigation measures and roadway elevation.	Beach Haven	
Environment		4	Costal resiliency - Coastal resiliency is a reoccurring topic listed by many municipalities in Ocean County as a topic the SDRP should include.	County	
Circulation		114	Lack of mass transit in municipalities: "Page 30-31 (of PSDRP) talks about transit in higher development areas, but what about towns that may not be considered high density"	Little Egg Harbor	
Infrastructure; Equity		102	The plan fails to recognize funding incentives for critical infrastructure improvements, such as replacing lead and galvanized steel service lines in communities not classified as overburdened. It also overlooks waste flow solutions and potential waste to-energy alternatives. Additionally, it lacks a strong foundation for emergency response planning and crisis management, including homelessness solutions beyond housing availability. To ensure comprehensive and equitable development, these gaps must be addressed to better serve municipalities with unique geographic and demographic challenges.	Stafford	
Housing; Environment		69	Conflicting goals - The current pressure to develop the state with more housing to meet these affordable housing obligations seems to be in conflict with many of the goals of preserving the environment.	Manchester	
State Plan Policy Map		33	While it is beneficial to protect environmental resources, the excess environmentally sensitive areas will concentrate development and could possibly suppress future growth in the Township.	Berkeley	
State Plan Policy Map		56	The draft SDRP references the Smart Growth Explorer but acknowledges that it is not part of the SDRP. SDRP should include specific criteria to identify areas where growth should be encouraged, rather than referencing an online tool that is not part of the SDRP.	Lakewood	
Mapping; Revitalization		26	Beachwood borough recommends that the SDRP include a center or node along the route 9 and route 166 corridors to better serve our residents, promote the provision of goods and services, and redevelop portions of the town that are underutilized. The current mapping in the SDRP does not align with Beachwood's goals to revitalize the route 9 and route 166 corridors. These areas are the economic hub for Beachwood and should be in a center or node to accommodate the revitalization of this area, to include commercial and housing. These areas provide for livable walkable community.	Beachwood	
Mapping		12	Re-designation of the Barnegat Town Center and Barnegat Commercial Node as they previously existed, for which the Township has filed an application for Plan Endorsement, is necessary to meet its land use vision of center-based development.	Barnegat	
Mapping		20	The PA 5B is consistent for this Barrier Island town however some of the areas on the map that show Post State Plan Development are incorrect. i.e. the map shows a parcel as being developed since 2002, however, the lot is just being used for winter boat storage which is likely being interpreted as "new structures"	Beach Haven	
Mapping		27	The mapping needs to be updated to reflect Beachwood and County parks and recreation areas	County; Beachwood	
Mapping		114	Designation of town centers along the Route 70 and Route 37 corridors – Planning area changes to make PA2 areas consistent with the proposed centers and the adopted SSA (Plan does not talk about SSA in specific planning areas)	Manchester	

Mapping		74	The Township notes that re-designation of the Waretown Town Center as it previously existed, for which the Township has filed an application for Plan Endorsement, is necessary to meet its land use vision of center-based development.	Ocean	
Mapping		93	Smart growth area, PA5 area, designated center - listed to be discussed in negotiating agenda. [Page 90]: "The Borough is identified on the State Plan Policy Map as a PA5B Environmentally Sensitive Barrier Island Planning Area and the Statewide Maps as a Smart Growth Area. The Borough is currently working with the Office of Planning Advocacy to renew its center designation to accommodate growth in compact forms of mixed-use development and to protect environs outside center boundaries."	Seaside Heights	

## Appendix B: Statewide Policy Issues

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