

# County of Passaic

## Board of County Commissioners

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Director Pasquale "Pat" Lepore  
Deputy Director Cassandra "Sandi" Lazzara  
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Orlando Cruz  
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Terry Duffy  
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401 Grand Street  
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Matthew P. Jordan, Esq.  
Administrator  
Nadege D. Allwaters, Esq.  
County Counsel  
Louis E. Imhof  
Clerk Of The Board

Date: May 27, 2025 - 5:30 PM

Agenda: RESOLUTION AUTHORIZING TRANSMITTAL OF THE PASSAIC 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.

THIS RESOLUTION WAS REQUESTED BY:  
PLANNING AND ECONOMIC  
DEVELOPMENT

REVIEWED BY:

Matthew P. Jordan, Esq.

APPROVED AS TO FORM AND LEGALITY:

Nadege D. Allwaters, Esq.

Official Resolution#	
Meeting Date	5/27/2025
Introduced Date	5/20/2025
Adopted Date	
Agenda Item	58.
CAF#	
Purchase Req. #	
Result	

Planning and Economic Development  
COMMITTEE NAME

**RESOLUTION AUTHORIZING TRANSMITTAL OF THE PASSAIC 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.**

**WHEREAS,** the County of Passaic (hereafter “County”) is a government body incorporated pursuant to N.J.S.A. 40:18-1, et.seq., and vested with all rights contained therein; and

**WHEREAS,** pursuant to N.J.S.A. 40:20-1, the Board of County Commissioners for the County of Passaic (hereafter “Board”) is vested with decision-making powers on behalf of the County; and

**WHEREAS,** the State Planning Act of 1985, N.J.S.A. 52:18A-196, et.seq., created a State Planning Commission and an Office of Planning Advocacy for the purpose of establishing a cooperative planning process that involves the full participation of state, county and local governments; and

**WHEREAS,** the New Jersey State Planning Act N.J.S.A. 52:18A-196 calls for the periodic revision and readopting of the State Development and Redevelopment Plan (hereafter “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 (hereafter “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 Passaic, in accordance with N.J.A.C. 15:30-3.2, submitted a Notice of Participation to the New Jersey Office of Planning Advocacy (hereafter “OPA”) on December 3, 2024, thereby authorizing the Passaic County Planning Board to participate in Cross Acceptance as the designated Negotiating Entity for the County of Passaic and its municipalities; and

**WHEREAS,** Passaic County’s Work Program, which articulated the responsibilities of the Negotiating Entity throughout Cross Acceptance, was approved by OPA on February 28, 2025; and

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

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

Borough of Bloomingdale  
City of Clifton  
Borough of Haledon  
Borough of Hawthorne  
Township of Little Falls  
Borough of North Haledon  
City of Passaic  
City of Paterson  
Borough of Prospect Park  
Borough of Totowa  
Township of Wayne  
Borough of Woodland Park

**WHEREAS,** this matter was discussed at the May 15, 2025, meeting of the Planning and Economic Development Committee and is being recommended to the Board for approval; and

**NOW, THEREFORE, LET IT BE RESOLVED,** that the Passaic County Board of County Commissioners hereby authorizes the transmittal of the Passaic 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.

JDP

May 27, 2025

## **Cross-Acceptance Response Template**

**Name/Title:** Jason Miranda, AICP, Senior Planner

**Jurisdiction:** Passaic County

**Email:** [jasonmi@passaiccountynj.org](mailto:jasonmi@passaiccountynj.org)

**Date:** 5/23/2025

### **Section 1: Consistency with The Preliminary State Plan**

**If a municipality or regional entity obtained Plan Endorsement that has not expired, this section does not need to be completed.**

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

Official Map (adopted 2/1995)

Corridor Enhancement Program (2/3/2005)

Highlands Element (5/2011)

Transportation Element (10/2012)

Sustainability Element (4/2013)

Parks, Recreation & Open Space Element (7/2014)

Green Stormwater Infrastructure Element (1/10/2019)

Historic Preservation Element (10/2022)

2. Review the ten goals in The Preliminary State Plan and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.

The County's Master Plan Elements are consistent with the goals of the Preliminary State Plan.

3. If inconsistent how will the municipality or county become more aligned with the State goals and how will this be achieved? What is the predicted timeframe for greater consistency?

The State Plan will be reviewed as part of the process for any new or amended Master Plan element in order to consider greater consistency.

**4. How well do the designated State Planning Areas suit the current and future development of your municipality and/or county?**

The designated State Planning Areas are applicable to the current and projected development patterns of Passaic County.

**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 is broadly in agreement with the Preliminary State Plan's outlined goals for revitalizing older and underutilized urban centers. These issues are particularly pertinent to Passaic County due to the majority of the County's population residing in urban areas.

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

The State Plan will be reviewed as part of the process for any new or amended Master Plan element in order to consider greater consistency.

**3. Provide comments and recommendations 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.**

The County has no comment on State agency implementation of the plan.

**4. Submit a Negotiating Agenda, which will form the basis of the negotiation sessions between the negotiating entity and the SPC. The agenda should state the issues being presented, proposed alternatives and provide direct citations of pertinent State Plan provisions wherever possible. OPA will then schedule meetings with the negotiating entity to work through the agreements and disagreements.**

N/A (there are no disagreements to discuss at a negotiation session)

5. 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.

N/A (the County does not have jurisdiction over land use)

6. Does the municipality and/or county have an open space plan? Open space tax?

Yes, the County has an Open Space Plan that was last updated in 2014. An update is currently planned. The Open Space Trust Fund is funded through a special property tax.

7. Is the municipality a member of Sustainable Jersey? If not, what are the reasons for not participating? Does the municipality have other environmental groups, such as, an Environmental Commission or a Green Team?

N/A

8. Please indicate your community's three most important local and regional land use planning goals and priorities:

N/A (the County does not have jurisdiction over land use)

9. Please list the Negotiating Committee members:

County Commissioner Rodney DeVore

Andras Holzmann, Planning Director

Adam Bradford, Supervising Planner

Jason Miranda, Senior Planner

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

No

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'Most\_recent\_adopted\_Master\_Plan,Master\_Plan\_Reexamination\_Repor,Official\_Map\_pursuant\_to\_N.J.S.,Zoni'.

The statement has been terminated.

Name:

\*

Michael Sondermeyer

Municipality:

\*

Bloomington

Email:

\*

msondermeyer@bloomingtonnj.net

Date:

\*



5/14/2025

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The statement has been terminated.



considered



Master Plan Reexamination Report(s)



Official Map pursuant to N.J.S.A. 55D-32



Land use map



Zoning Ordinance and other land development standards



Zoning map and schedule



Natural Resource Inventory



Recreation and Open Space Inventory (ROSI)



Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL)



Resource protection ordinances



Farmland Preservation/Agricultural Retention Plan



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The statement has been terminated.

Master Plan 1996. working on new Master Plan now. Reexamination 2014. Zoning Ordinances. Zoning Map 2022. NRI 2004. Open Space Plan 2013. ROSI 2019. Redevelopment plans 2012,2019,2024. Stormwater Plan 2006. SPPP 2020. Multiple resource ordinances in place

0

2. Review the ten goals in The Preliminary State Plan and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.

\*

Bloomington is aligned with most of the goals in the draft plan. We continue to invest in infrastructure and schools. we are aware of environmental impacts and being that we are more than half in the Highlands preservation area we are governed by RMP.

3

3. If inconsistent how will the municipality or county become more aligned with the State goals and how will this be achieved? What is the predicted timeframe for greater consistency?

To align totally could be a 5-to-10-year process. The current governing body is willing to start the alignment process with a sensitivity on costa. Don't know about future bodies.

76

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The statement has been terminated.

202

## 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.

\*

How will the state plan address revitalization and housing in our downtown district with the elevated flood plain recently put in place.

118

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

\*

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The statement has been terminated.

3. Provide comments and recommendations 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.

\*

N/A

252

4. Submit a Negotiating Agenda, which will form the basis of the negotiation sessions between the negotiating entity and the SPC. The agenda should state the issues being presented, proposed alternatives and provide direct citations of pertinent State Plan provisions wherever possible. OPA will then schedule meetings with the negotiating entity to work through the agreements and disagreements.

\*

DOCX negotiating agenda.docx

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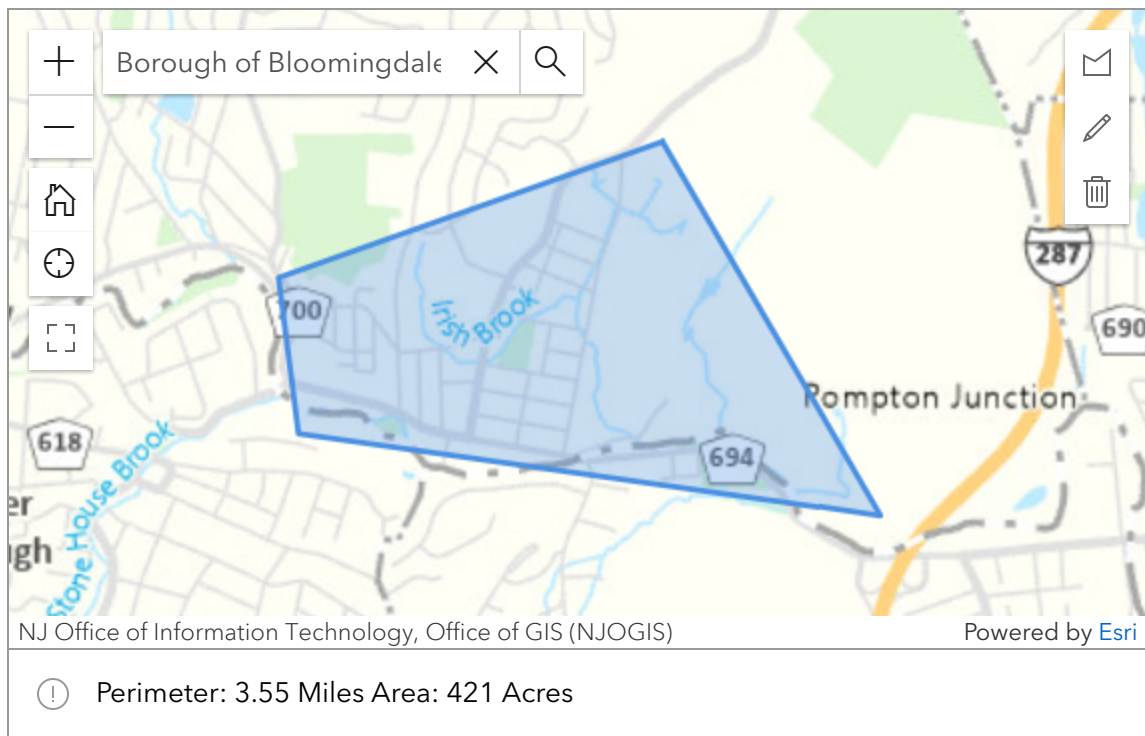
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to protect them.

\*



Please explain:

\*

Flood area due to Pequannock river and tributaries.

204

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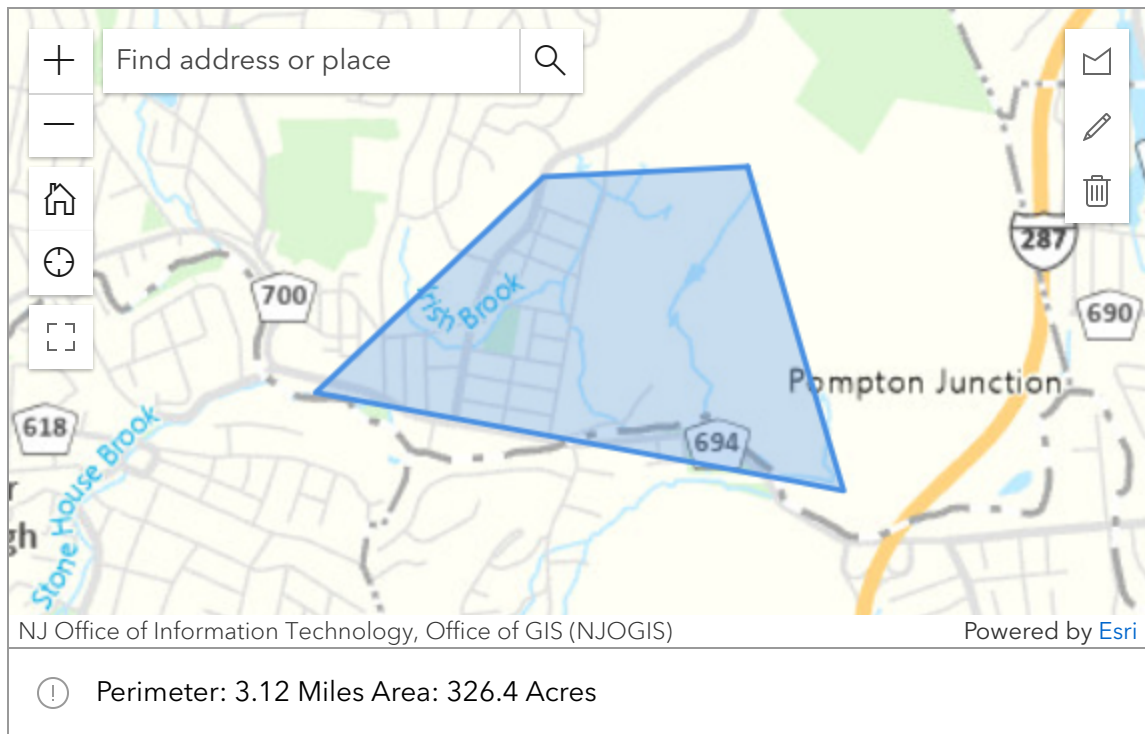
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Please explain:

\*

Flooding due to Pequannock river and tributaries.

206



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The statement has been terminated.

\*

Our municipality is 60% open space, and we currently collect a ROSE tax, We adopted an Open Space Master Plan in 2013.

137

7. Is the municipality a member of Sustainable Jersey? If not, what are the reasons for not participating? Does the municipality have other environmental groups, such as, an Environmental Commission or a Green Team?

\*

Bloomingdale is a bronze level member of Sustainable Jersey. We have and Environmental Commission and a green team.

140

8. Please indicate your community's three most important local and regional land use planning goals and priorities:

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'Most\_recent\_adopted\_Master\_Plan,Master\_Plan\_Reexamination\_Repor,Official\_Map\_pursuant\_to\_N.J.S.,Zoni'.

The statement has been terminated.

## 9. Please list the Negotiating Committee members:

\*

Michael Sondermeyer - BA  
John D'Amato - Mayor

210

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

\*

N/A

252

## 11. Additional comment(s):

N/A

252

## Negotiating Agenda

- Associated costs (any help from state?)
- Timeline
- What are the expectations of the state.
- Priorities



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## A.2 Cross-Acceptance Response Template

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**Your Municipality:** Borough of Hawthorne, Bergen County

**Your Name / Title:** John Szabo PP, AICP, Borough Planner

**Your Email Address:** jhb@burgis.com

### Section 1: Consistency with The Preliminary State Plan

*If a municipality or regional entity obtained Plan Endorsement that has not expired, this section does not need to be completed.*

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

<input checked="" type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered	1968
<input checked="" type="checkbox"/> Master Plan Reexamination Report(s)	2022
<input type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32	NA
<input checked="" type="checkbox"/> Land use map	2022
<input checked="" type="checkbox"/> Zoning Ordinance and other land development standards	1979, latest update in 2023
<input checked="" type="checkbox"/> Zoning map and schedule	2023
<input checked="" type="checkbox"/> Redevelopment Plans	Yes
<input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans	2015. In process of preparing new HE&FSP
<input checked="" type="checkbox"/> Natural Resource Inventory	ERI, 2022
<input checked="" type="checkbox"/> Recreation and Open Space Inventory (ROSI)	Yes
<input checked="" type="checkbox"/> Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL)	Yes
<input checked="" type="checkbox"/> Resource protection ordinances	Steep slope ordinance, flood plain and wetlands protection ordinances, tree protection ordinance
<input checked="" type="checkbox"/> Farmland Preservation/Agricultural Retention Plan	2014

☐ Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

Stormwater Management Plan; Capital Improvement Plan

2. **Review the ten goals in The Preliminary State Plan (pages 11-13) and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.**

The Borough's master plan is generally supportive of the ten goals in the Preliminary State Plan. Specifically, the Borough planning has incorporated goals regarding the promotion of economic growth in its central commercial corridor, adopted a HE&FSP to address its affordable housing obligation and has also approved age-restricted housing development in the community, preserved properties for open space, promoted investment in various infrastructure improvements throughout the municipality, is in the process of addressing climate change issues and providing greater protections of natural resources, all in an effort to ensure a sound and integrated planning approach to the Borough's efforts to improve the community.

3. **If inconsistent how will the municipality or county become more aligned with the State goals and how will this be achieved? What is the predicted timeframe for greater consistency?**

The Borough's master plan take's into consideration the State's planning goals and is not inconsistent.

4. **How well do the designated State Planning Areas (pages 71-76) suit the current and future development of your municipality and/or county?**

The designated State planning Area designations largely conform to the current and future development patterns of the Borough.

## 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 State Plan includes goals to protect environmentally sensitive areas which is fine, but there should be a caveat that these broad intentions are subject to site-specific features that warrant some flexibility when planning for individual site development. The State Plan should also include a detailed statement regarding the need to balance all statewide objectives to ensure that the emphasis on any one goal does not adversely impact other important goals that should carry equal weight with respect to a 'goals evaluation' process. This is particularly critical to ensure that a 'one size fits all' approach does not serve to negatively impact sound planning at the local level.

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

The process of periodic review and update, as spelled out in the MLUL, should address this issue. However, to ensure an appropriate process, County Plans need to be more focused on particular land use issues.

3. **Provide comments and recommendations 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.**

Streamlining the NJDEP minor application process, as well as providing more realistic affordable housing regulations that are readily understood, is recommended.

4. **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.**

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5. **Does the municipality and/or county have the following?**

☒ Open Space Plan

☐ Open Space Tax

☐ Other

6. **Is the municipality a member of Sustainable Jersey?**

☒ Yes

☐ No

**If not, what are the reasons for not participating? Does the municipality have other environmental groups, such as, an Environmental Commission or a Green Team?**

The Borough has a Green Team and an Environmental Commission.

7. **Please indicate your community's three most important local and regional land use planning goals and priorities:**

- 1) Coordinate open space preservation and establish a town-wide open space network which connects local parks and open spaces through pedestrian linkages.
- 2) Traffic control to ensure vehicular volumes do not overwhelm the transportation network.

- 3) Balance residential densities and non-residential development to ensure a complementary and well-integrated land use arrangement.

8. **Additional comments:**

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# Passaic County NJ State Plan Cross-Acceptance Response

Submitted by: Anonymous user

Submitted time: May 15, 2025, 12:10:26 PM

Name:

**Ricardo Fernandez**

Municipality:

**City of Passaic**

Email:

**rfernandez@cityofpassaicnj.gov**

Date:

**May 15, 2025**

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

- **Master Plan Reexamination Report(s)**
- **Official Map pursuant to N.J.S.A. 55D-32**
- **Land use map**
- **Zoning Ordinance and other land development standards**
- **Zoning map and schedule**
- **Recreation and Open Space Inventory (ROSI)**
- **Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL)**
- **Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)**

Dates of adoption:

**Multiple dates**

2. Review the ten goals in The Preliminary State Plan and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.

**The City of Passaic is committed to the State Plan's economic goal and continues to make it a reality. The Housing goal is consistent with the City's Housing Element and affordable housing ordinances. We also embrace the other goals in projects.**

3. If inconsistent how will the municipality or county become more aligned with the State goals and how will this be achieved? What is the predicted timeframe for greater consistency?

**N/A**

4. How well do the designated State Planning Areas suit the current and future development of your municipality and/or county?

**Very well. We are in a PA1 and have been previously.**

1. Provide a detailed discussion of any issues or recommendations to The Preliminary State Plan in order to better meet local needs.

**There needs to be a greater understanding that one size does not fit all. As an older urban municipalities, we have inherited many situations that require flexibility. Rigid applications of certain environmental regulations negatively impact residents.**

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

**All Master Plan reexaminations and all future Redevelopment Plans will take into account the guidance of the State Plan.**

3. Provide comments and recommendations 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.

**They should be there to guide and facilitate and not dictate.**

6. Does the municipality and/or county have an open space plan? Open space tax?

**Yes**

7. Is the municipality a member of Sustainable Jersey? If not, what are the reasons for not participating? Does the municipality have other environmental groups, such as, an Environmental Commission or a Green Team?

**Yes**

8. Please indicate your community's three most important local and regional land use planning goals and priorities:

**Affordable Housing, maintaining open space, and economic stability**

9. Please list the Negotiating Committee members:

**N/A**

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

**Yes**

11. Additional comment(s):

**None**

# Passaic County NJ State Plan Cross-Acceptance Response

Submitted by: Anonymous user

Submitted time: May 16, 2025, 12:09:11 PM

Name:

**Chris Kok**

Municipality:

**Township of Wayne**

Email:

**kokc@waynetownship.com**

Date:

**May 16, 2025**

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

- **Most recent adopted Master Plan and any draft elements currently being considered**
- **Master Plan Reexamination Report(s)**
- **Land use map**
- **Zoning Ordinance and other land development standards**
- **Zoning map and schedule**
- **Recreation and Open Space Inventory (ROSI)**

Dates of adoption:

**MP: 9/26/1994**

**MP Re-Ex: 8/10/2020**

**LU Map: 8/9/2010**

**Z Ord: 10/20/2010 w/later amendments**

**Z Map: 10/20/2010 w/later amendments**

**ROSI: 3/14/2005**



2. Review the ten goals in The Preliminary State Plan and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.

**The Township is making progress on the goals, however, there aren't enough characters permitted to actually discuss this.**

**In general, this survey is particularly unhelpful due to the limited number of characters.**

3. If inconsistent how will the municipality or county become more aligned with the State goals and how will this be achieved? What is the predicted timeframe for greater consistency?

**Township is developing a new master plan and consistency will be reviewed then.**

4. How well do the designated State Planning Areas suit the current and future development of your municipality and/or county?

**The planning areas seem consistent with the Township's development.**

1. Provide a detailed discussion of any issues or recommendations to The Preliminary State Plan in order to better meet local needs.

**The lack of upfront public engagement (document appeared fully prepared) will make it unlikely to have public support needed for implementation. Perhaps it needs a reboot.**

**Second, the plan imposes costs on towns without providing sufficient funding.**

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

**The Township is developing a new master plan and consistency will be reviewed at that time. Anticipated completion in 2026.**

3. Provide comments and recommendations 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.

**If the State wants these policies implemented, they need to convince the public. The plan appears to have been developed without public engagement, and it's unlikely to have the public support needed for implementation.**

6. Does the municipality and/or county have an open space plan? Open space tax?

**The Township has both an open space plan and a open space fund. The open space plan will be updated as part of the new master plan.**

7. Is the municipality a member of Sustainable Jersey? If not, what are the reasons for not participating? Does the municipality have other environmental groups, such as, an Environmental Commission or a Green Team?

**The Township registered in 2012, but engagement has lapsed. The Township does have an Environmental Commission.**

8. Please indicate your community's three most important local and regional land use planning goals and priorities:

**This is being developed as part of the new master plan.**

9. Please list the Negotiating Committee members:

**TBD**

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

**Spanish is the only language in Wayne (other than English) which exceeds 4% of households spoken at home.**

11. Additional comment(s):

**The state plan promotes major changes to the character of suburban towns, which is challenging in itself. Additionally, these change impose actual costs on these towns. There aren't enough benefits provided to towns to make implementation realistic.**

## Submitter Information

Name:\* **Darlene Green**

Municipality:\* **Borough of Woodland Park**

Email:\* **Darlene.green@collierseng.com**

Date:\* **4.22.25**

## Section 1: Consistency with The Preliminary State Plan

**If a municipality or regional entity obtained Plan Endorsement that has not expired, this section does not need to be completed.**

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

☒ Most recent adopted Master Plan and any draft elements currently being considered **January 9, 2012**

☒ Master Plan Reexamination Report(s) **October 7, 2024**

☐ Official Map pursuant to N.J.S.A. 55D-32

☒ Land use map **January 9, 2012**

☒ Zoning Ordinance and other land development standards **see <https://ecode360.com/34550493>**

☒ Zoning map and schedule **zoning map 3.6.24**

☐ Natural Resource Inventory

☐ Recreation and Open Space Inventory (ROSI)

☐ Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL)

☐ Resource protection ordinances **see <https://ecode360.com/34550493>**

☐ Farmland Preservation/Agricultural Retention Plan

☐ Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

Dates of adoption:\*

2. Review the ten goals in The Preliminary State Plan and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.\*

**The Plan is in draft format, it would be premature to incorporate any of the goals within the draft document at this point in time. It should be noted that the document has internal inconsistencies regarding the goals and should be revised prior to any town potentially incorporating State goals into local documents. Furthermore, Woodland Park disagrees with**

**some of the goals as drafted as they call for overdevelopment of suburban towns with no regard or thought given to utilities, transportation, schools, municipal services, etc.**

3. If inconsistent how will the municipality or county become more aligned with the State goals and how will this be achieved? What is the predicted timeframe for greater consistency?

**As noted above, the Draft Plan itself is inconsistent and calls for the overdevelopment of suburban towns. The Draft Plan is contradictory with the Borough's zoning regulations and master plan goals. Woodland Park will not undermine its vision, goals, and development regulations to meet unrealistic one-size-fits-all State goals. The Draft Plan should be rewritten to recognize the unique features and characteristics of suburban communities.**

4. How well do the designated State Planning Areas suit the current and future development of your municipality and/or county?\*

**The State Plan Policy Map should be enhanced with an overlay for flood hazard areas to recognize the danger stream corridors face.**

**The entirety of the Borough is designated PA1. However, the Borough is home to two Passaic County Parks, Garret Mountain Reservation and Rifle Camp Park. Additionally, the Borough contains two reservoirs owned and operated by the Passaic Valley Water Commission, New Street reservoir and Great Notch Reservoir. It is unclear why the County Parks and lands essential to the drinking water reservoirs were included in the PA1 designation. The Borough requests that these areas be revised to Environmentally Sensitive Planning Area (PA5) and/or Parks, Open Space, and Natural Areas to better reflect their characteristics.**

## **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 Draft State Plan presents multiple internal inconsistencies, specifically between the protection of natural resources and limitation of land disturbance, and the evident prioritization of residential development. The Draft Plan appears to suggest that the need for additional housing outweighs other important planning considerations, including environmental protection. Thoughtful planning at the State level must seek a balance between preservation and development, otherwise the Draft State Plan will cause a series of unintended consequences that will be difficult to rectify and unsustainable over the long-term. The Borough strongly encourages the Draft State Plan to be reviewed and redrafted to balance preservation/conservation with development.**

**Please see attached comments submitted to the State on April 2, 2025.**

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

**As noted above, the Draft Plan itself is inconsistent and calls for the overdevelopment of suburban towns. The Draft Plan is contradictory with the Borough's zoning regulations and master plan goals. Woodland Park will not undermine its vision, goals, and development**

**regulations to meet unrealistic one-size-fits-all State goals. The Draft Plan should be rewritten to recognize the unique features and characteristics of suburban communities.**

3. Provide comments and recommendations 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.\*

**The Draft Plan does not identify agencies that will implement any of the goals and policies. The Draft Plan should eliminate the statement:**

**“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.”**

**Woodland Park takes exception with the above statement. New Jersey is a home rule State and local zoning is enabled through the Municipal Land Use Law. The above statement should be deleted from the Draft State Plan.**

4. Submit a Negotiating Agenda, which will form the basis of the negotiation sessions between the negotiating entity and the SPC. The agenda should state the issues being presented, proposed alternatives and provide direct citations of pertinent State Plan provisions wherever possible. OPA will then schedule meetings with the negotiating entity to work through the agreements and disagreements.\*

**Please see attached comments submitted to the State on April 2, 2025.**

Select file

5. 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.\*

**Entire designated flood hazard area is vulnerable and of concern.**

**Streets that flood and manhole covers that “pop” when it floods:**

- **Lackawanna Avenue**
- **Bergen Boulevard**
- **Taft Avenue**

**Streets that flood during rain events:**

- **Intersection of McBride Avenue and Lackawanna Avenue**
- **Intersection of Andrews Dive and Browertown Road**
- **Intersection of Wallace Lane and Dowling Parkway**
- **Intersection of Hromiak Terrace and Vetrone Drive**
- **Intersection of Williams Drive and Mt. Pleasant Avenue**
- **Intersection of Hillery Street and Willow Way and McBride Avenue**

- **McBride Avenue**
- **Hromiak Terrace**
- **Meriline Avenue**
- **Weasel Drift Road**
- **South Drive**
- **Willow Way**

**See attached map for further detail.**

[MAP]

Please explain:\*

**The Borough has a Stormwater Management Plan and adheres to NFIP, FEMA, and DEP Regulations.**

6. Does the municipality and/or county have an open space plan? Open space tax?\*

**Yes, see 2012 Master Plan. Open space tax: 3 cents/\$100.**

7. Is the municipality a member of Sustainable Jersey? If not, what are the reasons for not participating? Does the municipality have other environmental groups, such as, an Environmental Commission or a Green Team?\*

**Woodland Park is not a member of Sustainable Jersey. The Borough has an Open Space Committee, Regional Flood Board, and a Recreation and Parks Advisory Board.**

8. Please indicate your community's three most important local and regional land use planning goals and priorities:\*

**Protect and Preserve Open Space.**

**Protect Environmentally Sensitive Areas.**

**Encourage Development consistent with our Zoning Regulations and Master Plan.**

9. Please list the Negotiating Committee members:\*

**Al Buglione, Borough Attorney**

**Darlene Green, Borough Planner**

**Sam Yodice, Business Administrator**

**Allan Burghardt, Construction Official/Zoning Officer**

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

**No.**

11. Additional comment(s):

[Submit]

Via Email: [stateplan.comments@sos.nj.gov](mailto:stateplan.comments@sos.nj.gov)  
April 2, 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  
Borough of Woodland Park, Passaic County  
Project No. WDB-001

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 Borough of Woodland Park, Passaic County. Woodland Park 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.

*This goal seems to contradict the Natural and Water Resources Goals and Priorities, which focuses on preservation. Additionally, this text appears to be blind to sensitive environmental features including streams, wetlands, riparian zones, steep slopes, and flood prone areas. The Borough contains many areas of steep slopes and much of the southwestern corner of the Borough is located within a flood zone.*

*Woodland Park also seeks clarification of the statement "provide for a proportional increase in housing". What does proportional mean? The statement should be quantified.*

## 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 Borough of Woodland Park has limited access to public transportation with one bus route along McBride Avenue and Browertown Road. The Draft State Plan does not provide a separate housing goal oriented towards communities lacking public transportation. Clarification should be provided on the goal for housing development in areas lacking public transportation.*

*This is the first mention of the term "accessory dwellings" in the Draft State Plan. It is mentioned 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 Draft State 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...." The Draft State Plan also does not provide guidance on how to accommodate new development with limited water and/or sewer capacity or in areas without utility infrastructure. Clarification should be provided. Finally, 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. A definition 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.*

*It is unclear how this priority is to be achieved as the private sector determines what housing types are profitable. Furthermore, towns are precluded from zoning for tenure. Unless the State is going to financially incentivize these types of housing units it is unclear who will pay for these units. Is the Draft State Plan suggesting existing residents subsidize this construction?*

- 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. Housing and Transportation – Priorities states, “Boost transit ridership through Transit-Oriented Development. Appropriately sited housing is proven to boost transit ridership while reducing congestion and air pollution.”

*The last sentence above is not qualified. A report or study should be cited, otherwise it appears to be a net opinion.*

- 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.”

*Most of the southwestern quadrant of the Borough is within FEMA's 100-year flood zone. This area contains a variety of uses including residential, commercial, and industrial uses. It is unclear how these recommendations would be enforced. Who would be responsible for preparing evacuation plans? Who would be responsible for requiring building and flood insurance?*

*It is unclear if the last sentence applies to new construction, additions, or certain types of renovations. The text should be clarified. Additionally, an explanation is needed on what "systems" need to be elevated.*

## 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. Is it a specific density range or just above the average permitted density in a municipality?*

*The Draft Plan mentions "clean energy" 11 times but does not define what "clean energy" is. A definition should be added to the glossary.*

## 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 text should be clarified as to the responsible entity.*

## 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 Borough 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? The text should be supplemented to indicate the responsible entity. The State should note that this planning is already included in Woodland Park's FEMA and Stormwater Management Ordinance.*

- 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 Borough 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 supplemented to indicate the responsible entity.*

- 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 Borough supports this priority. However, the portion of the Borough within the 100-year flood zone is developed. 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 Borough supports the above goal as written, but believes the State should 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.*

- Page 46. Water Quality – Priorities states, “Encourage regional flood and stormwater management planning and implementation, where appropriate, and support the creation of regional control facilities...”

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

*Furthermore, the Department of Community Affairs identified the land surrounding the two drinking water reservoirs within Woodland Park as developable as part of their calculation of the Fourth Round affordable housing obligations. The inclusion of these sites as developable conflicts with this priority.*

- Page 47. Water Quality – Priorities states, “Consistent with state mandates to reduce the risk of flooding, recognize areas that are prone to flooding now and in the future, including but not limited to Flood Hazard Areas (as determined by DEP), of less than one square mile as Critical Environmental Sites. This will bring planning and protection efforts, such as the implementation of minimum flood protection standards, into alignment.”

*Most of the Borough’s southwestern area is within FEMA’s 100-year flood zone. This area is less than one square mile and is mostly developed with residential and non-residential uses. This area appears to qualify as a “Critical Environmental Site”. However, limited information is provided on how this designation is obtained and what other characteristics (other than being in a flood hazard area) are required. The text should be enhanced to describe a “Critical Environmental Site” and what benefit, if any, a town would gain from such a designation.*

## 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, Woodland Park is entirely within the Metropolitan Planning Area. We offer the following comments regarding the Borough's Planning Area designation:*
  - *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. A majority of Woodland Park appears to fit this criteria.*
  - *However, the Borough is home to two Passaic County Parks, Garret Mountain Reservation in the northeast corner and Rifle Camp Park in the southeast corner. Additionally, the Borough contains two reservoirs owned and operated by the Passaic Valley Water Commission, New Street reservoir in the north and Great Notch Reservoir in the southeast. It is unclear why the County Parks and lands essential to the drinking water reservoirs were included in the PA1 designation. The Borough believes these areas should be revised to Environmentally Sensitive Planning Area (PA5) and/or Parks, Open Space, and Natural Areas to better reflect their characteristics.*

## 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."*

*Woodland Park takes exception with the above statement. New Jersey is a home rule State and local zoning is enabled through the Municipal Land Use Law. The above statement should be deleted from the Draft State Plan. Is the Draft State Plan suggesting municipalities that lack resources be eliminated and governed/regulated at a regional level, rather than a local level? How would a municipality be determined to "lack resources" and who would make this determination?*

## General Comments

- *Woodland Park objects to the Draft State Plan as written.*

- *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.*
- *The entirety of the Borough is designated PA1. However, the Borough is home to two Passaic County Parks, Garret Mountain Reservation and Rifle Camp Park. Additionally, the Borough contains two reservoirs owned and operated by the Passaic Valley Water Commission, New Street reservoir and Great Notch Reservoir. It is unclear why the County Parks and lands essential to the drinking water reservoirs were included in the PA1 designation. The Borough requests that these areas be revised to Environmentally Sensitive Planning Area (PA5) and/or Parks, Open Space, and Natural Areas to better reflect their characteristics.*

The Borough of Woodland Park encourages the Office of Planning Advocacy to revise the Draft State Plan to address the above comments and concerns. Woodland Park welcomes a meeting to discuss the requested State Plan Policy Map amendment.

Sincerely,

Colliers Engineering & Design, Inc.



Darlene Green, PP, AICP  
Borough Planner

cc: Sam Yodice, Business Administrator (via email: [syodice@wpnj.us](mailto:syodice@wpnj.us))  
Allan Burghardt, Construction Official (via email: [aburghardt@wpnj.us](mailto:aburghardt@wpnj.us))  
Jason Miranda, Senior Planner, County of Passaic (via email: [jasonmi@passaiccountynj.org](mailto:jasonmi@passaiccountynj.org))



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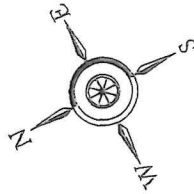
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LEGEND:

- MUNICIPAL SERVICES
- SCHOOL
- HOUSE OF WORSHIP
- ATHLETIC/PARK AREAS
- CEMETERY
- COUNTY ROAD/ROUTE
- STATE HIGHWAY
- INTERSTATE HIGHWAY
- INTERSTATE EXIT

Cartography & Graphics by: EZ2HeadMaps  
Need a map of your town?  
Contact: jsandey@gmail.com



Revised: January 2012

STREET INDEX

ALCAZAR AVE.....D4  
ALEXANDRA CT.....E5  
ANDREWS DR.....F2  
ARCADIA AVE.....D4  
BARTSCH AVE.....E4  
BAUERS LN.....E3  
BEDROCK CT.....H7  
BELL AVE.....D5  
BERGEN BLVD.....E2  
BIRCHTREE LN.....C6  
BOLD'S LN.....G4  
BORGOWSKI PL.....C5  
BOULDER DR.....E4  
BRIARWOOD CT.....H6  
BROOKVIEW DR.....C4  
BROPHY LN.....D3  
BROHERTOWN RD.....E3,G3  
BUSH AVE.....C4  
CAROLINE ST.....D5  
CASSON LN.....C5  
CEDARHURST AVE.....D4  
CEDARWOOD TER.....G4  
CHERICO DR.....G5  
CHESTNUT GROVE AVE.....B4  
CLIFF RD.....H6  
CONDON LN.....F6  
COPPA RD.....H7  
CRYSTAL CT.....H7  
DOGWOOD CT.....G4  
DOWLING PKWY.....F3  
DULLES DR.....F4  
EBEN AVE.....D4  
ELIZABETH LN.....E5

FERRARY PL.....A3  
FILIPPONE WAY.....F3  
FOUR SEASONS BLVD.....H7  
GALENA RD.....H6  
GARDEN AVE.....C4  
GRANDVIEW DR.....D4  
GARRET DR.....H6  
GEODE DR.....H6  
GLOVER AVE.....H3  
GRANITE RD.....H7  
GRAPHITE DR.....H7  
GRAY TER.....G4  
GREENWAY LN.....A4  
HARRISON CT.....E4  
HAVERHILL AVE.....D4  
HAZEL ST.....D5  
HIGHVIEW DR.....D4  
HILLCREST AVE.....D4  
HILLERY ST.....B3  
HOBART AVE.....D5  
HROMIAK TER.....F3  
HUGHES PL.....F2  
HUGO AVE.....A5  
IRVING PL.....A3  
JACKSON AVE.....C4  
KAY RD.....F4  
KELSEY AVE.....D5  
LACKAWANNA AVE.....F2,G4  
LEIGHTON AVE.....D5  
LINCOLN LN.....E4  
LOOKOUT LN.....F4  
LOWER NOTCH RD.....H4  
LOZROVICH PL.....E3

MAPLE AVE.....C3  
MARCELLUS AVE.....B3  
MARY AVE.....C3  
MCBRIDE AVE.....C3,F1  
MCKEOWN AVE.....B4  
MEMORIAL DR.....E2  
MERILINE AVE.....D5,E4  
MICA DR.....H7  
MILLER AVE.....E4  
MILL POND RD.....F4  
MORLEY DR.....E4  
MOUNTAIN AVE.....B5  
MOUNTAIN VIEW DR.....F5  
MT PLEASANT AVE.....E3,C4  
MULROOY CIR.....F3  
NAGLE ST.....A4  
NEESER LN.....D3  
NEW ST.....A4  
NEW ST EXTENSION.....A4  
NEWBY AVE.....B3  
NOTCH RD.....H5,H6  
OAK RIDGE RD.....E5  
OLD ORCHARD RD.....E5  
OLD RIFLE CAMP RD.....H5  
OVERMOUNT AVE.....D5,E5  
PARK DR.....C6  
PARKSIDE TER.....B6,B7  
PASCALE PL.....F4  
PASSAIC AVE.....E2  
PEBBLE RD.....H7  
PERSHING PL.....E4  
PITTS AVE.....E4  
POMPTON AVE.....E2  
PROVIDENCE AVE.....B3

QUARRY DR.....H6,G7  
QUARTZ WAY.....H6  
RADCLIFFE AVE.....F1  
RAMAPO AVE.....E2  
RANDAZZO LN.....B4  
RAY AVE.....F1  
RIDGEVIEW DR.....C4  
RIFLE CAMP RD.....E6,G5  
ROBINSON DR.....F4  
ROBS WAY.....G4  
ROCKAWAY AVE.....E2  
ROCKLAND AVE.....C4  
ROLLING VIEWS DR.....F5  
ROSE PL.....D3,D4  
ROSINA ST.....D5  
RYLE PARK AVE.....E2  
SALOMONE AVE.....C4  
SIBEL CT.....D3  
SILICON DR.....H7  
SLATE CT.....D6  
SOUTH DR.....D6  
SQUIRRELWOOD RD.....B4  
SUNSET DR.....D4  
TAFT AVE.....B4  
TALUS RD.....H7  
TAYLOR LN.....C5  
TERRACE AVE.....A3  
THORNTON PL.....F4  
TIESSEN TER.....E4

VALLEY DR.....D4  
VAN WINKLE CT.....F4  
VERNON CT.....C3  
VETRONES DR.....E3  
VIRGINIA PL.....C6  
WALLACE LN.....E5  
WASHINGTON DR.....F5  
WEASEL DRIFT RD.....C6  
WEDGEWOOD DR.....G4  
WESTERHOLT AVE.....F4  
WESTON PL.....E5  
WHIPPANY AVE.....E2  
WHITTAKER AVE.....D4  
WILLIAMS DR.....E4  
WILLOW WAY.....B3  
WILSON AVE.....A5  
WINDING WAY.....F5  
WINSLOW PL.....E4  
WOODLAND DR.....G4  
WOODROW AVE.....G5  
WOODROW AVE.....C4  
W31st ST.....A3  
W32nd ST.....A3  
W34th ST.....B3  
W35th ST.....B3  
W36th ST.....B3  
ZAMBRANO DR.....F4  
ZENDZIAN AVE.....F4  
ZIRCOW WAY.....H7  
ZOAR AVE.....D4

Intersections of Flooding

St. Michaels and M.H.S. Pop