



State of New Jersey
DEPARTMENT OF STATE
NEW JERSEY STATE PLANNING COMMISSION
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State Planning Commission/Passaic County Negotiation Session
July 15, 2025 – 9:00 a.m./July 23, 2025 – 11:30 a.m.
Zoom Video Conference
Meeting ID: 856 7874 7135
<https://us02web.zoom.us/j/85678747135>

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 - Passaic County Cross Acceptance Response Items

PSDRP GOAL/SECTION	PSDRP PAGE	CAR PAGE	DESCRIPTION	JURISDICTION	AGREE/DISAGREE
General		5	How will the state plan address revitalization and housing in our downtown district with the elevated flood plain recently put in place?	Bloomingtondale	
General		15	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.	Hawthorne	
General		35	provide a matrix of who is responsible for implementing each goal	Woodland Park	
General		35	goals should be numbered	Woodland Park	
Executive Summary	12	28	Woodland Park also seeks clarification of the statement "provide for a proportional increase in housing". What does proportional mean? The statement should be quantified.	Woodland Park	
Executive Summary	12	Totowa letter	Concerning revitalization and recentering, the Borough feels that the restoration of existing vacant and abandoned properties should be the highest priority when discussing underperforming economic assets. The state should enact policies that incentivize redevelopment of existing previously developed spaces versus the development of undeveloped properties.	Totowa	
Executive Summary	13	Totowa letter	The Borough feels that impacts on the local community should also be included among the concerns with respect to sound and integrated planning process for any municipality. We concur that effective planning must consider impacts on neighboring communities, however we feel that the municipal residents and stakeholders where the development is taking place must be given due deference. Residents must have a say, and their concerns must have priority over the concerns of residents outside of their municipality.	Totowa	
Executive Summary	14	Totowa letter	The Plan states, "Land use planning in New Jersey can champion and implement progressive ideas that have positive impacts on the prosperity and quality of life in New Jersey." The Borough feels that this goal can be better phrased and suggests stating that, "land use planning can be utilized to develop policies that have positive impacts on all residents of New Jersey."	Totowa	
Economic Development	18	Totowa letter	The Plan indicates that it is a goal to, "[r]estructure and simplify government regulatory activities through comprehensive planning and careful reengineering to eliminate unnecessary bureaucracy and costly delays. Provide the resources necessary to complete project reviews quickly without sacrificing the quality and thoroughness of the review. The statement does not provide any context with respect to what regulations should be changed. The Plan should be more specific regarding what parts of the development approval process should be altered.	Totowa	
Housing	23	29	This strategy should be revised to encourage housing development outside of environmentally sensitive lands and limit housing development to existing utility constraints.	Woodland Park	
Housing	23	29	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.	Woodland Park	
Housing	26	30	"Where a municipality has limited land suitable for development, redevelopment options, up-zoning, or other similar solutions must be implemented to meet constitutional requirements." the last sentence in this statement is incorrect, specifically the word "must".	Totowa, Woodland Park	
Housing	29	30	"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.	Totowa, Woodland Park	
Housing	29	31	Who would be responsible for preparing evacuation plans? Who would be responsible for requiring building and flood insurance?	Woodland Park	
Housing	29	31	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.	Woodland Park	
Infrastructure	34	31	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?	Woodland Park	
Climate Change	41	31	who is tasked with conducting regional watershed level planning?	Woodland Park	
Climate Change	41	32	unclear what entity would be in charge of leading the creation of intergovernmental and community partnerships?	Woodland Park	
Climate Change	42	32	Additional text should be provided to clarify how DEP floodplain regulations promote smart growth in developed towns.	Woodland Park	
Climate Change	42	32	The Draft State Plan should add details on how to mitigate impacts to existing developed areas in high-hazard areas	Woodland Park	

Natural and Water Resources	43	32	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.	Woodland Park	
Natural and Water Resources	44	32	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.	Woodland Park	
Natural and Water Resources	46	33	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.	Woodland Park	
Natural and Water Resources	46	33	who is responsible for identifying/delineating...?	Woodland Park	
SPPM	68	25	The State Plan Policy Map should be enhanced with an overlay for flood hazard areas to recognize the danger stream corridors face.	Woodland Park	
SPPM	68	33	identify where the SPPM is located	Woodland Park	
SPPM	69	15	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.	Hawthorne	
Executive Summary	11-12	Totowa letter	Borough recommends that the Plan more explicitly support strategies that prioritize infrastructure enhancement, protect remaining open spaces, and promote context-sensitive redevelopment.	Totowa	
Economic Development	20-21	Totowa letter	Attempting to engineer proximity between jobs and housing without accounting for individual autonomy could oversimplify complex residential patterns. Not all jobs are interchangeable, nor are all workers seeking the same type of housing or lifestyle. A more nuanced approach that considers worker mobility, remote work trends, and regional transit options might be more effective than a one-size-fits-all proximity-based strategy.	Totowa	
Housing	23	Totowa letter	Inclusionary zoning and public-private partnerships have indeed played a role in supporting diverse housing types, but they cannot be applied uniformly.	Totowa	
Housing	23	Totowa letter	Furthermore, many current homeowners wish to maintain their existing dwellings and community character. Any strategy that overlooks these preferences risks local pushbacks and diminishes public support. A more context-sensitive approach that considers both the limitations and opportunities within fully developed communities would be more appropriate.	Totowa	
Housing	23	Totowa letter	Plan notes that, “[i]deally, new housing will be created in transit rich locations and in communities that are ethically and economically diverse and integrated.” The aspiration to create new housing in transit-rich, economically, and ethnically diverse communities is commendable. However, this approach does not consider municipalities like the Borough, which have limited or no meaningful transit access. The current plan lacks a parallel strategy or goal for communities that fall outside of transit-served areas.	Totowa	
Housing	23	Totowa letter	municipalities with limited transit options are left without a clear housing framework that aligns with regional goals. These communities still need to plan for growth, affordability, and diversity in housing options—just within a different context. The plan should be expanded to include guidance for how these municipalities can contribute to housing goals through alternative means, such as enhancing walkability, encouraging compact development near town centers, or strengthening local employment-housing linkages.	Totowa	
Housing	23-24	Totowa letter	“ [z]oning used to exclude potential residents from communities with plentiful jobs and high performing schools is inconsistent with the plan.” The Plan does not provide any examples or context with respect to this goal. Are existing zoning classifications to be considered inconsistent with the goals of the Plan?	Totowa	
Housing	27	Totowa letter	The plan should recognize and build upon the existing housing fabric rather than assume a universal deficiency.	Totowa	
Housing	27	Totowa letter	Equally important, housing strategies must consider the needs and desires of existing residents. Prioritizing growth without respecting current community character and resident input risks eroding public trust and undermining the effectiveness of planning efforts. Good public policy must strike a balance between welcoming new residents and preserving the values of those who already call the community home.	Totowa	
Housing	27	Totowa letter	While the statement that bans on multifamily housing or ADUs restricts affordability and disincentivize development may hold true in some contexts, it lacks necessary nuance and supporting examples.	Totowa	
Housing	27	Totowa letter	Including case studies or best practices where zoning reform has worked—alongside acknowledgment of where it may not be suitable—would strengthen the overall credibility and usefulness of this section.	Totowa	
Housing	33	Totowa letter	Factors such as school quality, family ties, cultural connections, housing costs, and overall neighborhood conditions all influence residential choices. Therefore, while improved transit and job access are essential, the strategy should also emphasize the importance of investing in the overall livability and infrastructure of neighborhoods.	Totowa	

Housing	34	Totowa letter	The Plan states that,” [a]ll new buildings in the State should be energy efficient and existing buildings should be retrofitted and weatherized to reduce energy demand. A phased or incentive-based approach may be more appropriate and achievable.	Totowa	
Revitalizing & Recentering	36	Totowa letter	The Plan should provide more guidance on how to address these kinds of places, including strategies for <ul style="list-style-type: none"> • Incremental infill and context-sensitive redevelopment. • Supporting adaptive reuse and small-scale commercial or residential retrofits. • Enhancing basic infrastructure to allow for future adaptability. • Encouraging context-specific zoning reform even in car-dependent areas. 	Totowa	
Revitalizing & Recentering	37	Totowa letter	“[a]uto centric planning over the past decades has resulted in an excessive number of parking lots... The Plan should emphasize that municipalities must engage in partnerships with private property owners, including businesses, religious institutions, and shopping center owners.	Totowa	
Revitalizing & Recentering	38	Totowa letter	While it is true that suburban zoning and large landscape buffers can present barriers to pedestrian connectivity, most municipal buffering regulations already allow for pedestrian egress or exceptions. However, it is important to recognize that these buffers serve a critical compatibility function—particularly between residential and non-residential uses. For example, landscaped buffers often function as noise barriers from delivery truck activity, loading zones, and other commercial operations that could negatively impact adjacent residential neighborhoods. The Plan should acknowledge this dual role and encourage context-sensitive solutions that balance walkability with buffering needs.	Totowa	
Revitalizing & Recentering	38	Totowa letter	The statement that auto-oriented commercial strips “have no nighttime activity” is an overgeneralization. Many of these areas do in fact have significant evening activity, particularly where restaurants, bars, and late-night services are located. While it is true that the absence of residential development may limit 24-hour vibrancy, the Plan should qualify this claim and better distinguish between inactive commercial zones and those that are already active into the evening.	Totowa	
Revitalizing & Recentering	38	Totowa letter	The Plan should offer more nuanced guidance for retrofitting commercial strips, including encouraging pedestrian connectivity without compromising necessary land use buffers, and recognizing existing economic activity while promoting more complete, mixed use redevelopment.	Totowa	
Natural and Water Resources	43	Totowa letter	The Plan should provide clearer guidance on how these priorities are to be reconciled. For example: <ul style="list-style-type: none"> • Where should new housing be prioritized to reduce environmental impacts? • What tools are recommended to identify low-impact development opportunities? • How can local governments be supported in navigating tradeoffs between conservation and development? 	Totowa	
Natural and Water Resources	44	Totowa letter	Any planning guidance related to these sensitive environmental areas should acknowledge and defer to NJDEP’s regulatory framework to avoid confusion and ensure consistency across state and local jurisdictions.	Totowa	
Natural and Water Resources	44	Totowa letter	Any references within the Draft Plan to construction practices, building standards, or environmental performance requirements should be addressed to the NJDEP and DCA.	Totowa	
Natural and Water Resources	44	Totowa letter	the State’s priority to accelerate housing production and the equally critical need to preserve environmental resources. The Plan should explicitly acknowledge this tension and provide more detailed guidance on how local governments and agencies can navigate these competing objectives. This may include: <ul style="list-style-type: none"> • Clear criteria for evaluating development potential in environmentally sensitive areas; • Incentives for low-impact or conservation-oriented development. • Coordination between DCA housing priorities and DEP environmental regulations. 	Totowa	
Implementation	82	Totowa letter	the Draft State Plan should be supplemented with a copy of the official State Plan Policy Map.	Totowa	
Implementation	83	Totowa letter	“Municipal planning in New Jersey is outdated... The Borough strongly objects to the assertion that municipal planning in New Jersey is outdated.	Totowa	
Implementation	83	Totowa letter	The Borough urges the State to reconsider the language and tone of this section and to affirm the importance of local autonomy in planning decisions, while still encouraging voluntary regional coordination where appropriate.	Totowa	
Mapping	N/A	25	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.	Woodland Park	
Mapping	N/A	26	[see list of manhole covers]	Woodland Park	
Mapping	N/A	26	[see list of streets]	Woodland Park	
Mapping	N/A	27	[see attached map]	Woodland Park	
Mapping	N/A	34	add 2 county parks to PA5 or PA8	Woodland Park	

Mapping	N/A	Totowa letter	These unique characteristics may warrant further consideration when evaluating the appropriateness of the Borough's PA-1 designation.	Totowa	
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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		