



**State of New Jersey**  
DEPARTMENT OF STATE  
NEW JERSEY STATE PLANNING COMMISSION  
P.O. BOX 820  
TRENTON, NEW JERSEY 08625-0820

PHILIP D. MURPHY  
*Governor*

LT. GOVERNOR TAHESHA L. WAY  
*SECRETARY OF STATE*

THOMAS K. WRIGHT  
*CHAIRMAN*

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

**State Planning Commission/Salem County Negotiation Session**  
**July 14, 2025 – 2:00 p.m./July 30, 2025 – 2:00 p.m.**  
**Zoom Video Conference**  
**Meeting ID: 891 3329 2962**  
<https://us02web.zoom.us/j/89133292962>

**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: Salem County Cross Acceptance Response Items

PSDRP GOAL/SECTION	PSDRP PAGE	CAR PAGE	DESCRIPTION	JURISDICTION	AGREE/DISAGREE
Implementation		5, 6, 7	The overall coordination and communication needs to be improved between state agencies, including NJDEP and NJDOT, and between the state, counties, and municipalities. "I would recommend having a representative or office from every agency as a point of contact for each region (south, central and north), that way issues are raised properly and things are not getting buried as has happened for quite some time."	County	
Implementation		6	Funding is needed to support flood resiliency infrastructure. "Our river communities are a concern and, although we worry about sea level rise along our shore points, our river communities are also feeling the same affects. There needs to be funding allocated to improve retaining walls, dams, slush gates along the river to help mitigate some major issues developing along our river communities. DEP also needs to focus on removing silting along the river coming from creeks that feed the river and removing blockages. We had a road flooded for a month straight a year ago do to a slush gate being clogged up with debris and silt from the river washing it in."	County	
Implementation		37, 38	Financial aid/funding is needed to hire technical assistance in order to implement the State Plan goals. If direct aid is not feasible, any kind of resource packets that would provide technical expertise to municipal administrations would also be helpful.	Borough of Penns Grove	
General		32, 33	Aspects of the plan are not applicable to some characteristics of the county, particularly in areas where growth is not possible or beneficial. "The plan appears to be written for larger communities. The plan does not address environmental issues such as wetlands and flood hazard areas which limit growth. Also assumes that growth is good when it at times it can be detrimental to a community by increasing costs to serve resident's needs."	Township of Oldmans	
General		19	"It is recommended that the state review the requirements for formal periodic Master Plan reviews, as these can be quite costly. Changes to review requirements should be considered to reduce plan review costs for small, rural communities with limited opportunities for growth or impacts to our stated goals."	Township of Elsinboro	
General		65	The State Plan should allow municipalities to choose a primary focus areas based on their most pressing issues while still maintaining the rest of the focus areas as important, but secondary. Not every municipality needs to balance the goals equally; for a place like Salem economic expansion is more critical to the basic survival of residents than conserving habitat.	City of Salem	
Mapping		5	There are ample areas in the county that may be a PA3 or PA5 that have received sewer service and should be evaluated. Many municipal partners did not allocate funding to evaluate this and the County does not have the staffing to evaluate all the planning areas for each municipality	County	
Mapping		29	The area delineated as PR Salem City Extension are not reflective of the current water service zone in Mannington Township. This should be reviewed and corrected.	Township of Mannington	
Mapping		32	Oldmans would predominately be considered to be a PA3 which is not how the State mapped the municipality.	Township of Oldmans	
Mapping		49	The Fringe Planning Area (PA3) in the southwest corner of the Township adjacent to Carneys Point and Mannington may warrant additional review in light of the development occurring in that area. The Woodstown Extension, Sharptown Village and Yorktown Village proposed during the initial cross-acceptance process may also warrant further review by the Township to assess the current validity of these proposals.	Township of Pilesgrove	
Mapping		43	In general terms, the areas designated as Metropolitan Planning Area (PA1) are <u>not</u> consistent with the State Plan Policy Map Definitions, or with existing development and the Master Plan goals for the Township and warrants additional review. Specifically, the areas North and West should be designated Suburban Planning Area (PA2). Also, the areas South of the Fringe Area that are defined as Metro, should be redefined as additional Fringe Planning Areas (PA3).	Township of Pennsville	

## 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		