

**RESOLUTION TO AUTHORIZE TRANSMITTAL OF THE SOMERSET COUNTY  
CROSS-ACCEPTANCE RESPONSE SUMMARY TO THE STATE PLANNING  
COMMISSION FOR THE STATE DEVELOPMENT AND REDEVELOPMENT  
PLAN**

**WHEREAS**, the New Jersey State Planning Act (NJ Stat § 52:18A-196) calls for the periodic revision and readopting of the State Development and Redevelopment Plan (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 (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 Somerset, in accordance with (N.J.A.C. 15:30-3.2), submitted a Notice of Participation to the New Jersey Office of Planning Advocacy (OPA) on July 9, 2024, thereby authorizing the Somerset County Planning Board to participate in Cross Acceptance as the designated Negotiating Entity for the County of Somerset and its municipalities; and

**WHEREAS**, Somerset 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 Somerset agreed to submit comment to the SPC on the findings, recommendations, objections, and other information as set forth in the Cross Acceptance Response Template (CART); and


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

Bedminster  
Bernards  
Bernardsville  
Bound Brook  
Green Brook  
Bridgewater  
Raritan  
Somerville  
Far Hills

Peapack & Gladstone  
Montgomery  
Branchburg  
Rocky Hill  
South Bound Brook  
Warren  
Watchung  
Millstone  
Manville  
Franklin  
Hillsborough  
North Plainfield

**NOW THEREFORE, BE IT RESOLVED** that the Somerset County Planning Board hereby authorizes the transmittal of the Somerset 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.

I, Matthew D. Loper, Secretary of the Somerset County Planning Board, County of Somerset, in the State of New Jersey, do hereby certify that the foregoing is a true copy of a resolution adopted by said Board at their regularly convened meeting of May 20, 2025.



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Matthew D. Loper, Secretary  
Somerset County Planning Board  
Approved as to Form and Legality  
Somerset County Counsel



***Somerset County  
Cross-Acceptance Summary***

**May 2025**

## Overview

This report summarizes Somerset County's participation in the 2025 Cross Acceptance process for the Preliminary State Development and Redevelopment Plan. It reflects both the County's regional land use planning goals and municipal input gathered through CART submissions. This report was developed on behalf of Somerset County Planning Division.

The County in collaboration with the State hosted multiple engagement opportunities from January through April 2025, including an in-person public meeting, virtual office hours, monthly Planning Board Meeting updates, and outreach to stakeholders across government, education, business, and advocacy sectors. The County's GIS Services Office also supported municipal participation by translating the CART into digital formats via Survey123 and fillable Adobe forms.

A total of 14 of the County's 21 municipalities submitted CARTs. Those municipalities are as follows:

- Bedminster
- South Bound Brook
- Bridgewater
- Warren
- Somerville
- Manville
- North Plainfield
- Bernards
- Bernardsville
- Branchburg
- Hillsborough
- Rocky Hill
- Montgomery
- Raritan

The municipal CARTs received in addition to the Somerset County CART can all be found in the appendix of this document. Additionally, two municipalities submitted feedback through the mapping tool provided by the State. Seven municipalities did not submit a CART and are considered to be in agreement with the Preliminary SDRP.

## Process Summary

All 21 municipalities in Somerset County were invited to participate in the Cross Acceptance process. Outreach efforts took place between January and April 2025 and included multiple opportunities for engagement and feedback from municipal officials, regional stakeholders, and the public.

### **Engagement activities included:**

- An in-person Cross Acceptance Public Meeting held on **February 20, 2025** at the Somerset County Administration Building in Somerville.
- A County-led Cross Acceptance Kick-Off Meeting held on **March 12, 2025**, to introduce the SDRP and outline the CART process.
- Virtual “Office Hours” on **March 24, 2025**, to provide technical assistance and answer municipal questions in an informal setting.
- Monthly Cross Acceptance updates were provided during Somerset County Planning Board meetings held on:
  - January 21, 2025
  - February 18, 2025
  - March 18, 2025
  - April 14, 2025
  - May 20, 2025

Outreach was also extended to regional partners including:

- Raritan Valley Community College
- Somerset County Department of Education
- Somerset County Business Partnership
- Greater Raritan One-Stop Career Center
- Greater Raritan Workforce Development
- Somerset County Parks Commission
- Somerset County Cultural and Heritage Commission
- Somerset County Department of Health
- Somerset County Somerset County Department of Community Development
- Somerset County Department of Human Services.

Information and materials were made available to the public through the Somerset County website, social media channels, and informational flyers. The County GIS Services Office also converted the official CART (Appendix A.2 from the Preliminary SDRP) into both an online survey via Survey 123 and an Adobe fillable PDF to simplify submission and improve accessibility.

### **Areas of Alignment with the State Plan**

All municipalities and the County expressed overall consistency with the ten goals of the Preliminary SDRP. Common themes across submissions included:

- Preservation of environmental and historic resources
- Smart growth and infill development in appropriate areas
- Expansion of public transportation access
- Resilience planning and flood mitigation
- Integration of affordable housing into built-out communities.

Most municipalities (19 out of 21) found the State Planning Area designations to be appropriate for current and future land use needs.

## Areas of Disagreement with the State Plan

Eight municipalities expressed partial disagreement with aspects of the SDRP. Key concerns included:

- **Designation of environmentally sensitive areas:** some municipalities noted a need for clearer criteria and mapping transparency, particularly regarding Critical Environmental Sites (CES) and Historical and Cultural Sites (HCS) distinctions on the State Plan Policy Map.
- **Equity as a cross-cutting goal:** Several respondents suggested that equity should be integrated across all goals, rather than treated as a standalone objective.
- **Affordable housing in built-out communities:** Smaller and historic communities like Rocky Hill highlighted the difficulty of meeting affordable housing obligations due to limited developable land and lack of developer interest.
- **Sprawl and flood vulnerability:** Municipalities such as Hillsborough and Manville pointed to regions vulnerable to flooding and called for State-level coordination on stormwater, green infrastructure, and development limitations in flood-prone zones.
- **Sourland Mountain Region protection:** Both Hillsborough and Montgomery passed resolutions supporting the designation of the Sourlands as an Area of Critical State Concern, a position also supported by the County.
- **Urban environmentally sensitive lands:** Manville raised the need for a new designation and restoration strategy for environmentally sensitive areas in already-developed urban areas.
- **Transit Gaps:** Montgomery noted that only the southern portion of the township is currently served by public transit and requested expansion of bus services to improve access to essential destinations.

## Disagreements with Planning Area Designations

Nineteen municipalities agreed with the current State Planning Area designation. Two submitted requests for adjustments, including:

- Designation of the South Bound Brook area along the Canal as environmentally sensitive.
- Refinement of the PA2/PA5 boundary in Bernards Township based on current land use, infrastructure, and environmental constraints.

## Identified Areas of Sprawl or Environmental Concern

Three municipalities identified sprawl-related issues or environmentally vulnerable areas requiring State action:

- Protection of the Sourland Mountain region from overdevelopment.
- Flood-prone corridors in Manville and Hillsborough, where additional development pressure could worsen risk.
- Greater recognition of climate-related vulnerability in both zoning and investment planning.

# APPENDIX

# Somerset County



NJ State Plan Cross-Acceptance Response Template (CART)

**Submitted By: Anonymous user**

**Submitted Time: May 20, 2025 2:54 PM**

**Creation Time: May 20, 2025 4:18 PM**

What is your full name?

Erika Phillips

What is the name of the municipality you represent?

Somerset County

What is your official title?

Supervising Planner-Environment and Resiliency

Section 1: Consistency with The Preliminary State Plan

Indicate which documents the municipality or county has

Most recent adopted Master Plan and any draft elements currently being considered , Land use map, Zoning Ordinance and other land development standards, Recreation and Open Space Inventory (ROSI), Farmland Preservation/Agricultural Retention Plan, Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

Indicate the dates of adoption

Somerset County Master Plan, 1987

Somerset County Investment Framework, 2014

Somerset County Master Plan – Housing Element, 2017

Somerset County Circulation Element, 2024

Recreation and Open Space Inventory (ROSI), 2025

Somerset County Preservation Plan, 2022

Somerset County Open Space Preservation Plan, 2022

Somerset County Farmland Preservation Plan, 2022

Somerset County Historic Preservation Plan, 2022  
Somerset County Wastewater Management Plan, December 2024

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

Somerset County's planning initiatives align well with the Preliminary State Development and Redevelopment Plan (SDRP), particularly in areas such as infrastructure, land use coordination, and natural resource preservation. Key documents including the Investment Framework, Circulation Element, and Wastewater Management Plan support targeted growth, multimodal transportation, and climate resilience. The Preservation, Farmland, and Open Space plans reflect a strong commitment to environmental stewardship. Ongoing updates to master plan elements, active regional coordination, and engagement with state agencies will be critical to maintaining and enhancing consistency with the SDRP. Overall, Somerset County's planning strategies reflect a strong foundation for sustainable growth, regional collaboration, and future-focused development.

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?

None of Somerset County's planning documents are directly inconsistent with the goals of the SDRP. However, the County recognizes the importance of ongoing alignment and is committed to regularly updating and developing planning studies that reflect evolving state priorities. Through continued collaboration with municipalities and state agencies, the County will work to ensure its planning efforts remain consistent with the SDRP.

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

Overall, the State Planning Areas are well-suited to support both current and future development in Somerset County. The designations align with the County's

established growth areas, preservation priorities, and infrastructure planning. Of the twenty-one municipalities, only two submitted proposed mapping changes, indicating general satisfaction with the delineations and their applicability to local planning goals.

## Section 2: Agreements and Disagreements with The Preliminary State Plan

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

Based on a review of the SDRP and feedback received from our twenty-one municipalities, the County offers the following recommendations and observations to improve alignment with local and regional priorities:

Several municipalities noted that certain open space areas, historic sites, and environmentally sensitive lands are not currently reflected on the State Plan Policy Map, despite meeting the intent of those designations. For example, large tracts of public land such as Whitenack Woods and Lord Stirling Park are not properly labeled.

Municipalities also highlighted the importance of updating certain redevelopment designations to reflect current local zoning and planning decisions. In at least one case, a prior Area in Need of Redevelopment designation was revoked by municipal action, and the State Plan Policy Map should be updated accordingly.

There is strong local and regional support for designating the Sourland Mountain Region as an Area of Critical State Concern. Both Hillsborough and Montgomery Township have formally adopted resolutions encouraging this designation, which also aligns with broader County preservation and environmental protection goals.

The County recommends that equity be addressed as a cross-cutting theme integrated throughout all goals of the State Plan, rather than as a standalone goal. Embedding equity considerations into housing, transportation, infrastructure, economic development, and environmental planning would provide a more holistic and actionable framework for advancing equitable outcomes statewide.

Additionally, expanded regional transit access remains a priority. Addressing existing gaps would support equitable mobility throughout the region.

Finally, the County encourages the continued improvement and accessibility of State planning tools and resources. Ensuring that data platforms, guidance documents, and funding opportunities remain user friendly and transparent will help municipalities and counties more effectively align with State planning goals.

[Provide a detailed explanation of how municipal and county plans will be modified in order to create a greater degree of consistency.](#)

Somerset County's existing planning documents are consistent with the SDRP. As plans and studies are developed or updated, the County will continue to ensure they maintain alignment with the SDRP goals and policy objectives.

[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.](#)

Improved integration between State agency programs, particularly those related to housing, transportation, infrastructure, and environmental permitting, would support greater alignment at the local and regional level.

The County recommends that State agencies prioritize consistency with the SDRP in their funding criteria, grant programs, and capital investment planning. For example, alignment between NJDOT project selection, NJDEP permitting processes, and the goals of the State Plan would help reduce barriers to smart growth, transit-oriented development, and resiliency projects. Additionally, expanding technical assistance for smaller and more built-out municipalities, potentially through DCA or HMFA could improve local capacity for planning and affordable housing obligation related work in a way that supports the SDRP's broader objectives.

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.

Somerset County supports the designation of the Sourland Mountain region as an Area of Critical State Concern, recognizing its significant ecological, recreational, and historical value. This position is reinforced by municipal feedback, with both Montgomery and Hillsborough Townships specifically identifying the Sourland's as a priority area for protection from further development and sprawl. A formal designation would help safeguard this environmentally sensitive region and support coordinated preservation efforts across jurisdictions.

In addition, several communities within Somerset County are increasingly vulnerable to flooding and other environmental challenges. The County encourages the State to provide greater incentives for implementing green infrastructure, watershed management, and nature-based solutions. Establishing a clear, statewide framework for coordinating flood mitigation activities would further enhance local and regional efforts to build environmental resilience.

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

Yes, the County has an Open Space Preservation Plan adopted in 2022 and an Open Space Tax (\$0.03/\$100 assessed value).

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?

Somerset County has a strong presence in the Sustainable Jersey program, with seven municipalities currently certified: Bernards, Bernardsville, Franklin, Hillsborough, Montgomery, Somerville and Watchung.

An additional twelve municipalities are registered with the program: Bedminster, Bound Brook, Branchburg, Bridgewater, Far Hills, Green Brook, Manville, North Plainfield, Peapack & Gladstone, Raritan, Rocky Hill, and Warren.

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

Somerset County prioritizes directing growth to designated Priority Growth Investment Areas (locations with existing infrastructure, transit access, and development capacity) to reduce sprawl, support revitalization, and make efficient use of public investments. Preservation of natural, agricultural, and historic resources also remains a core priority, with continued efforts to protect environmentally sensitive areas, maintain farmland viability, and safeguard cultural assets through coordinated open space and preservation initiatives. Additionally, enhancing climate resilience and aligning land use decisions with infrastructure investment, particularly around stormwater management, green infrastructure, and multi-modal transportation, are key to preparing communities for future environmental challenges and ensuring long-term sustainability across the region.

Please list the Negotiating Committee members:

Samantha DeAndrea, PP, AICP, Planning Director

Paul Drake, Commissioner/Planning Board Member, alternate for Shanel Robinson

Chris Kelly, Planning Board Chair

Erika Phillips, Supervising Planner

Shanel Robinson, Commissioner Director/Planning Board Member

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

n/a

Additional comment(s):

# **Borough of Manville**

# NJ State Plan Cross-Acceptance Response Template (CART)

Submitted By: Anonymous user

Submitted Time: April 2, 2025 9:51 AM

Creation Time: May 20, 2025 3:30 PM

What is your full name?

Joseph A. Brosnan

What is the name of the municipality you represent?

Borough of Manville

What is your official title?

Joint Land Use Board Engineer/Planner

## Section 1: Consistency with The Preliminary State Plan

Indicate which documents the municipality or county has

Most recent adopted Master Plan and any draft elements currently being considered , Master Plan Reexamination Report(s), 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)

Indicate the dates of adoption

Master Plan adopted in 1994. Most recent examination completed in February 2024. Most recent zoning map adopted 2022. Rehabilitation plan for South Main Street Area in Need of Rehabilitation adopted September 2022. Bicycle Network Plan adopted 2020. Most recent ROSI update submitted no earlier than 2019.



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 Borough of Manville is a prime target for consideration in the state's Revitalization and Recentering goal. The Borough meets the definition of an Underutilized Developed Area, and has already identified several areas in need of redevelopment towards that end. The Borough's Master Plan Reexamination also restates several open space preservation and resiliency goals consistent with the State Plan's Climate Change and Historic/Scenic Resources Goals.

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 of Manville has no major inconsistencies with the statewide planning goals laid out in the Preliminary Draft of the State Development and Redevelopment Plan.

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

The State Plan lists designates Manville as a Regional Center within Planning Area 1. This designation is consistent with current and future development goals within the Borough.

## Section 2: Agreements and Disagreements with The Preliminary State Plan

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

Current State Plan criteria for environmentally sensitive areas assumes a natural, undeveloped state. However, as many built-up areas in New Jersey were founded atop lands with similar original ecological conditions, the State Plan should consider a category for urban environmentally sensitive lands and strategies for how to restore them or otherwise reintegrate them into urban open and green space to fulfill their original ecological role in an urban context.

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

The implementation of the new State Plan will be included in any future Borough Master Plan Reexamination Report as a major change since the previous examination. Future circulation plan elements will include mention of State Plan goals to establish greater regional circulation connectivity, particularly of transit, towards Centers.

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 Borough of Manville appreciates mention in the State Plan about coordinating coastal and riverine management programs to address flooding in a more comprehensive manner. That being said, the Borough would appreciate inclusion of more specific objectives relating to facilitating such coordination to ensure that the relevant state and regional agencies follow up on the recommendation.

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.

With the exception of a small downtown core built around the former Johns Manville plant, nearly all of Manville Borough is built out in the style of early, inner-ring suburban development from the 1940s and early 1950s. While there little unprotected open space for further encroachment, the development pattern of the Borough, the development pattern of neighboring municipalities, and the Borough's location between the Raritan and Millstone Rivers put large swathes of the Borough in FEMA floodplains, particularly in portions of the Borough along and east of South Main Street, which saw severe flooding after Hurricane Ida in 2021.

Does the municipality and/or county have an open space plan? Open space tax?  
Somerset County has an Open Space Preservation Plan and open space tax.

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?

Manville Borough was certified into Sustainable Jersey in 2018 and established its Green Team in 2019.

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

The three most important land use planning goals for Manville Borough are as follows:

- 1: Improve the Borough's resiliency to climate change-related hazards, especially flooding.
- 2: Establish a Main Street/downtown center as an engine of economic development and revitalization.
- 3: Provide a variety of transportation connections between the town center and residential neighborhoods.

Please list the Negotiating Committee members:

Joseph A. Brosnan, Borough Engineer/Planner

Jim Powers, Borough Joint Land Use Board Chairman

Ted Camacho

Bob Kojko

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

The Borough would greatly benefit from the provision of a Spanish language translator at any public hearings to be held in the Borough proper.

Additional comment(s):

# **Borough of North Plainfield**

# NJ State Plan Cross-Acceptance Response Template (CART)

Submitted By: Anonymous user

Submitted Time: April 3, 2025 10:21 AM

Creation Time: May 20, 2025 3:30 PM

What is your full name?

Paul Grygiel

What is the name of the municipality you represent?

North Plainfield

What is your official title?

Borough Planner

## Section 1: Consistency with The Preliminary State Plan

Indicate which documents the municipality or county has

Most recent adopted Master Plan and any draft elements currently being considered , Master Plan Reexamination Report(s), Zoning Ordinance and other land development standards, Zoning map and schedule, Natural Resource Inventory, Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL)

Indicate the dates of adoption

Master Plan: 4/9/2014

Master Plan Reexamination Report: draft completed and being considered by Planning Board with anticipated adoption May/June 2025

Environmental Resource Inventory: March 2014

Villa Maria Site Redevelopment Plan: 7/21/2020, amended plan adopted 9/11/23

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

North Plainfield includes numerous business districts that support a variety of businesses and commercial environments. The 2014 Master Plan and 2025 Reexamination Draft have recommended policies and improvements which would strengthen the Borough's downtown and commercial areas. The Borough contains a diverse housing stock which includes one- and two-family dwellings, townhomes, low/mid-rise apartments and mixed-use buildings with apartments over retail uses. North Plainfield continues to facilitate improvements to existing infrastructure to meet the needs of existing and future residents. The Borough has evaluated and invested in traffic and pedestrian safety. North Plainfield recognizes the wide-reaching implications of climate change and accordingly supports efforts related to furthering sustainability and resiliency. A fundamental goal of North Plainfield's Master Plan is to promote the preservation of natural systems and environmentally sensitive areas.

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?

Not applicable. The North Plainfield Borough Plans offer similar goals and objectives, concepts, and recommendations and therefore, are consistent with the State Plan's goals and mechanisms for implementation.

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

North Plainfield is entirely located within Metropolitan Planning Area 1 (PA1), which is intended for compact development and redevelopment. North Plainfield contains a traditional main-street downtown with mixed-use development; a variety of commercial uses along U.S. Route 22; and lies in proximity to the Plainfield Train Station, making it apt for more transit-oriented development. The Borough also features minimal vacant land or expansive developable tracts and is a built-out municipality which will generally rely on appropriate redevelopment opportunities for future growth. Therefore, North Plainfield has no changes to its

State Planning Area designation as it is suited for the current and future development of the Borough.

## Section 2: Agreements and Disagreements with The Preliminary State Plan

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

There are no issues or alternatives being presented or proposed by North Plainfield.

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

The Master Plan for North Plainfield's goals and recommendations reflect the State Plan goals to provide for a diverse cross-section of residents, businesses, and visitors with a focus on accessibility, sustainability, affordability, cultural enhancement, and environmental and scenic preservation, while maintaining its character as a Borough with a traditional commercial downtown and a variety of commercial and residential uses. As such, no modifications are necessary.

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.

North Plainfield has no comments or recommendations regarding State agency implementation of the State Plan and feels the implementation strategies outlined in the Preliminary State Plan are adequate at all levels of government.



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.

North Plainfield is a built-out community containing a mix of residential and commercial uses and has no expansive vacant areas which would be developed in the future, meaning that future growth will come in the form of redevelopment. The Borough aims to continue to support future housing in areas that have adequate pedestrian access to public transportation, other amenities, and regional connectivity through U.S. Route 22. The Borough's residential areas which emanate from the downtown include a mix of one- and two-family housing, townhouses, and multi-family housing. North Plainfield's environmentally sensitive areas (i.e., wetlands and flood hazard areas) generally follow its stream corridors, which cut through the center of the municipality and lie along the entirety of the eastern boundary. A significant goal of the Master Plan is to accordingly strategically maintain, acquire, and plan for open space resources for preservation and appropriate recreational purposes.

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

Yes, the 2014 Master Plan contained a Parks, Recreation & Open Space/Conservation Plan.

No, the municipality does not have an open space tax.

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, North Plainfield is a participating member of Sustainable Jersey. All of the Borough's public schools participate and are certified in the Sustainable Jersey program for schools. The Borough has an Environmental Commission.

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

- Promote a balanced variety of residential, commercial, recreational, public and conservation uses and all other land uses.

- Maintain a proper balance between land uses so that the Borough's population is adequately served by a sound employment base and sufficient services.
- Encourage the revitalization of the downtown area of the Borough.

Please list the Negotiating Committee members:

David Hollod, Borough Administrator and Paul Grygiel, Borough Planner

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

No

Additional comment(s):

None

# **Borough of Bernardsville**

# NJ State Plan Cross-Acceptance Response Template (CART)

Submitted By: Anonymous user

Submitted Time: April 3, 2025 4:53 PM

Creation Time: May 20, 2025 3:30 PM

What is your full name?

Denise Filardo

What is the name of the municipality you represent?

Borough of Bernardsville

What is your official title?

Planning and Zoning Board Administrative Officer & Zoning Officer

## Section 1: Consistency with The Preliminary State Plan

Indicate which documents the municipality or county has

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, 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

Indicate the dates of adoption

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

Note that the Borough is located within the Highlands region and has petitioned the Highlands Council for plan conformance including centers designation with the

Highlands so the Highlands RMP will eventually control. The Borough is otherwise substantially consistent with the key concepts and policy objectives of the SDRP. Areas that should be addressed for greater consistency with both plans are indicated below.

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 is already substantially aligned with State goals. The Borough would need to update and supplement current Master Plan documents to comprehensively address consistency to include climate change policies and adopt a Climate Change Hazard Vulnerability Assessment. Incorporation of circulation improvements related to promoting shared roadway access between vehicles, mass transit and bicycle lanes also need to be addressed. Adoption of environmental justice and equitable policies will also need to be incorporated into planning policies.

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

The Borough is designated within the PA-2 Suburban Planning Area with a centers designation that encompasses the most densely developed areas and where the Borough seeks to guide development. The majority of the Borough is PA-5, Environmentally

Sensitive and is appropriate. The State plan designation is suitable for current and future development.

## Section 2: Agreements and Disagreements with The Preliminary State Plan

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

None.

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

The Borough will consider conducting a Climate Change Hazard Resiliency Assessment and a Circulation Plan Element to address circulation issues based upon anticipated growth within the Borough center and residential development resulting from the Borough's affordable housing plan.

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.

More emphasis needs to be placed on expanding funding opportunities for municipalities to implement the SDRP. The substantial cost involved in obtaining consistency discourages municipal participation.

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.

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

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, the Borough is a member and certified sustainable community with Sustainable New Jersey. There is both a Borough Green Team and Environmental Commission.

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

1. Revitalization of the Borough's center to promote economic development.
2. Protect and preserve the suburban character of the community.
3. Manage future growth to be compatible with the suburban and historic character of the Borough.

Please list the Negotiating Committee members:

John P. Szabo, Jr., PP, AICP planning consultant,  
Hal Simoff, and  
Denise Filardo

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

No.

Additional comment(s):

The Borough is seeking Highlands conformance with centers designation and anticipates that the Highlands RMP and mapping will ultimately control. Since there will be conformance between the SDRP and Highlands when the Borough becomes a fully conforming Highlands municipality, there will also be consistency with the SDRP.

# Montgomery Township



# NJ State Plan Cross-Acceptance Response Template (CART)

Submitted By: Anonymous user

Submitted Time: April 4, 2025 1:09 PM

Creation Time: May 20, 2025 3:30 PM

What is your full name?

Cheryl Chrusz

What is the name of the municipality you represent?

Montgomery Township

What is your official title?

Assistant Planning Director

## Section 1: Consistency with The Preliminary State Plan

Indicate which documents the municipality or county has

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

Indicate the dates of adoption

Open Space and Recreation Plan – 2023

Reexamination Report – 2017

Farmland Preservation Plan – 2010; new plan in State review

Stormwater Management Plan – 2007; draft plan 2025

Wastewater Management Plan - 2018

Natural Resource Inventory – 2020

Zoning Map – March, 2024

Land Use Map – July, 2017

FEMA Ordinance/Critical Area Ordinance, December 2024

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

1. Promote Economic Growth – Partially Consistent
2. Provide an Adequate Supply of Housing – Fully Consistent
3. Economic Opportunity – Fully Consistent
4. Revitalize and Recenter the State's Underutilized Developed Areas – Partially Consistent
5. Effectively Address the Adverse Impacts of Global Climate Change – Partially Consistent
6. Protect, Maintain, and Restore the State's Natural and Water Resources and Ecosystems – Fully Consistent
7. Protect the Environment; Prevent and Clean Up Pollution – Fully Consistent
8. Protect, Enhance, and Improve Access to Areas with Exceptional Archeological, Historic, Cultural, Scenic, Open Space, and Recreational Value – Fully Consistent
9. Implement Equitable Planning Practices to Promote Thriving Communities for all New Jerseyans – Fully Consistent
10. Foster Sound and Integrated Planning and Implementation at all Levels Statewide – Fully Consistent

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?

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

The Township purchased the North Princeton Developmental Center from the State and subsequently sold the property to the County. The property is now Skillman Park. It is unclear from the online map whether the Identified Hamlet designation for Skillman and Zion is still proposed as shown on the 2003 map. If it is, we do not believe those areas meet the IH definition.

## Section 2: Agreements and Disagreements with The Preliminary State Plan

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

Many of our residents, including seniors, students, and individuals with disabilities, rely on public transportation for their daily needs. The lack of public transportation limits mobility for residents without private vehicles. NJ Transit 605 runs from Lawrence Township to Orchard Road, thus serving only the southern portion of the Township. Expanding the County bus service into Montgomery Township would ensure our residents have access to work places, essential services, healthcare, and recreational activities.

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 in the process of updating its ordinances to permit a wider range of permitted uses to help fill vacant office space. As part of the update to the Land Use Element, the Township will adopt a Climate Change-Related Hazard Vulnerability Assessment.

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.

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.

On August 19, 2004 and again on January 18, 2024 the Township Committee passed a resolution supporting the designation of the Sourland Mountain region as a Special Resource Area or Area of Critical Concern. The Township remains supportive of this designation. The designation highlights the importance of the region for its ecological, recreational, and historical significance.

Does the municipality and/or county have an open space plan? Open space tax?  
Montgomery Township has both an Open Space Plan and an open space tax

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?

Montgomery Township is a member of Sustainable Jersey and has an Environmental Commission and a Green Team. Montgomery Township has Silver Certification from Sustainable Jersey.

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

Environmental Sustainability  
Balanced Growth and Development  
Infrastructure Improvements

Please list the Negotiating Committee members:

Mayor Neena Singh  
PB Member Patricia Taylor Todd  
Zoning Bd. Amy Rosenthal

Administrator, Lori Savron  
Planning Director Lori Savron  
PB Chair Dave Campeas  
Asst.Planning Dir. Chery Chrusz

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

Additional comment(s):

# **Borough of Somerville**

# NJ State Plan Cross-Acceptance Response Template (CART)

Submitted By: Anonymous user

Submitted Time: April 4, 2025 5:24 PM

Creation Time: May 20, 2025 3:30 PM

What is your full name?

Michael Cole

What is the name of the municipality you represent?

Borough of Somerville

What is your official title?

Borough Planner

## Section 1: Consistency with The Preliminary State Plan

Indicate which documents the municipality or county has

Most recent adopted Master Plan and any draft elements currently being 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), Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

Indicate the dates of adoption

The master plan with the various elements was adopted in 2019

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

Generally consistent with ten goals, however, more specific language is needed for the climate change goal

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?

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

The Borough of Somerville is part of a designated Regional Center and the Borough's goals and policies stated in the Master Plan are aligned with the State Planning Area- PA1/Regional Center planning areas.

## Section 2: Agreements and Disagreements with The Preliminary State Plan

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

No issues

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

The goals of the Preliminary State Plan will be further detailed in the revisions to the Master Plan which may occur as early as the fall of 2025 or 2026.



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.

To encourage redevelopment in PA1/Regional Centers, grants and/or permanent funding sources should be identified or incorporated at the State level.

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.

Flood hazard areas should be identified on municipal zoning maps and the permitted uses amended to reflect the flood hazard

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

Borough of Somerville does not have an open space tax and currently only one (1) parcel in the Borough greater than 0.83 acres the is developable (i.e. does not have environmental constraints). The Borough's open space is depicted on the ROSI.

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 Borough of Somerville is a member of Sustainable Jersey

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

Redevelopment of the Central Business District, preserving the character of the residential zone districts, encouraging investment in residential/commercial/retail properties

Please list the Negotiating Committee members:

Michael Cole, Kevin Sluka, Lisa Werner, Jason Kraska, Mayor Brian Gallagher, Colin Driver

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

Additional comment(s):

# **Bridgewater Township**

# NJ State Plan Cross-Acceptance Response Template (CART)

Submitted By: Anonymous user

Submitted Time: April 7, 2025 11:58 AM

Creation Time: May 20, 2025 3:30 PM

What is your full name?

Katherine Sarmad

What is the name of the municipality you represent?

Bridgewater Township

What is your official title?

Township Planner

## Section 1: Consistency with The Preliminary State Plan

Indicate which documents the municipality or county has

Most recent adopted Master Plan and any draft elements currently being 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, 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, Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

Indicate the dates of adoption

Comprehensive Master Plan - 1990

Last Amended Housing Element and Fair Share Plan Element - November 25, 2023

Amendment to the Land Use Element - December 22, 2015

Last Reexamination Report - October 17, 2022

Zoning Map - November 21, 2022

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

Goal 1, Fully Consistent

Goal 2, Fully Consistent

Goal 3, Fully Consistent

Goal 4, Fully Consistent

Goal 5, Not Addressed

Goal 6, Not Addressed

Goal 7, Not Addressed

Goal 8, Partially Consistent

Goal 9, Not Addressed

Goal 10, Fully Consistent

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 Township is undergoing an adoption of a comprehensive Master Plan that has been in progress since 2023. The Township will work towards addressing State Plan goals to the greatest extent possible, with particular note that the Master Plan is almost complete at this stage.

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

There is a symbol for "Park", which does not appear to be utilized at all within Bridgewater. There are a number of restricted properties on the ROSI, as well as other municipal open space acquisitions which may be better captured as Park, due to their restrictions. The publicly available ROSI layer should be better incorporated into the State Plan mapping at a minimum.

## Section 2: Agreements and Disagreements with The Preliminary State Plan

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

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 presently undergoing the adoption of a Comprehensive Master Plan, and will work towards incorporating the goals of the State Plan where inconsistent/not addressed in current Master Plan documents.

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 State Plan should include more incentives towards consistency at the local level. While the goals are general and overarching, there is no true incentive for municipalities to be consistent (even if they did or did not want to be).

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.

The entire Route 22 corridor has had issues with flooding, which should be considered. This is a State highway corridor that is entirely auto-dependent, and has had casualties from flooding in recent storm events.

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

The Township has an open space plan, and a recently drafted Open Space plan that has not been adopted yet.

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?

No, the Township registered over a decade ago, but has not pursued it.

The Township has an Environmental Commission.

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

1. To preserve the development character and quality of Bridgewater Township .

2. Encourage appropriate development of land use focus areas in the Township that will, within the limits of zoning, generate economic development activity, diversify and strengthen the municipal economic base, create new employment opportunities, and encourage open space and passive recreation.

3. Actively promote land conservation and stewardship of the various options for public open space planning as a means of shaping development patterns, protecting environmentally-sensitive critical steep slope areas and facilitating the creation of a greenbelt through and around the Township.

Please list the Negotiating Committee members:

Township Councilman – Michael Kirsh

Planning Board Chairman – Maurizio Vescio

Zoning Board of Adjustment Chairman – Jeffrey Foose

Township Attorney, Alex Fisher, Esq.

Township Planner – Katherine Sarmad, PP, AICP

Township Engineer – William Burr, PE

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

No

Additional comment(s):



# **Borough of Rocky Hill**

# NJ State Plan Cross-Acceptance Response Template (CART)

Submitted By: Anonymous user

Submitted Time: April 7, 2025 4:19 PM

Creation Time: May 20, 2025 3:30 PM

What is your full name?

Michael Davis

What is the name of the municipality you represent?

Rocky Hill

What is your official title?

Borough Planner

## Section 1: Consistency with The Preliminary State Plan

Indicate which documents the municipality or county has

Most recent adopted Master Plan and any draft elements currently being 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, Recreation and Open Space Inventory (ROSI), Resource protection ordinances

Indicate the dates of adoption

2001- Master Plan with Land Use Plan, Housing Plan, Historic Preservation Plan, Circulation Plan, Open Space and Recreation Plan, Stormwater Management Plan.

2004 - Land Use Plan

2005 - Stormwater Management Plan

2006 - HEFSP

2008 - HEFSP

2018 - Historic Preservation Plan, Cottage Zoning Overlay Plan

2022 - HEFSP

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

Rocky Hill is a built out community which revolves around the village core and Historic District. The Borough supports goals to protect and preserve the established character of the Borough

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?

Not inconsistent.

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

The Planning Areas within the Borough of Rocky Hill remain accurate as the Borough is essentially fully developed.

## Section 2: Agreements and Disagreements with The Preliminary State Plan

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

The Borough is a built-out, historic community and there are not many recommendations within the State Plan to address communities such as Rocky Hill, more so suburban versus urban. The Borough has difficulties in addressing affordable housing obligations as there is one tract of land that creates an RDP but there is a lack of interest from developers.

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

Plans are generally consistent.

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.

Stronger coordination between local, county and state level planning efforts would be beneficial for the Borough. Regional planning for watersheds and environmental impacts could result in better overall planning outcomes.

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.

Not applicable. The Borough is a small, built-out community that does not have issues with sprawl.

Flooding and environmental concerns associated with the built out nature of the Borough and environmentally sensitive planning areas along the eastern edge of the Borough.

Does the municipality and/or county have an open space plan? Open space tax?  
Yes, Open Space Plan is a part of the 2001 Master Plan. No open space tax.

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, member of Sustainable Jersey since 2010. Borough has a Shade Tree Committee and Recreation Committee.

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

- 1) Maintain the existing character of the Borough.
- 2) Promote environmental protection.

3) Promote historical preservation.

Please list the Negotiating Committee members:

Mayor Bob Uhrik, Borough Clerk/Administrator Rebecca Newman, Borough Planner Michael Davis

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

N/A

Additional comment(s):

# **Township of Bernards**

# NJ State Plan Cross-Acceptance Response Template (CART)

Submitted By: Anonymous user

Submitted Time: April 7, 2025 4:24 PM

Creation Time: May 20, 2025 3:30 PM

What is your full name?

David Schley

What is the name of the municipality you represent?

Township of Bernards

What is your official title?

Township Planner

## Section 1: Consistency with The Preliminary State Plan

Indicate which documents the municipality or county has

Most recent adopted Master Plan and any draft elements currently being considered , Land use map, Zoning Ordinance and other land development standards, Zoning map and schedule, Natural Resource Inventory, Recreation and Open Space Inventory (ROSI), Resource protection ordinances, Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

Indicate the dates of adoption

- Master Plan adopted in 2023 (an amended housing element/fair share plan is pending).
- Land use map is included in the Master Plan, adopted in 2023.
- Zoning Ordinance and other land development standards most recently updated in 2024.
- Zoning map and schedule most recently updated in 2024.
- Natural Resource Inventory adopted in 2014.
- Recreation and Open Space Inventory (ROSI) is current.

- Resource protection ordinances (wetlands; flood hazard areas; riparian zones; steep slopes; tree protection) most recently updated in 2024.
- Stormwater Management Plan adopted in 2005.
- Wastewater Management Plan adopted in 2013.

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

- 1: Economic Development - Fully consistent.
- 2: Housing - Not inconsistent. The Preliminary State Plan's emphasis on transit-oriented housing, accessory dwellings, multi-unit dwellings, and housing as a catalyst for economic development seem more suited to urban and dense suburban communities and not exactly aligned with the goals of Bernards Township.
- 3: Infrastructure - Not inconsistent. The Preliminary State Plan focuses more on public transit systems while the Township places more emphasis on locally specific goals such as improving pathways and pedestrian connectivity.
- 4: Revitalization and Recentering - Not addressed/not inconsistent.
- 5: Climate Change - Fully consistent.
- 6: Natural and Water Resources - Fully consistent.
- 7: Pollution and Environmental Clean-Up - Fully consistent, to the extent applicable.
- 8: Historic and Scenic Resources - Fully consistent.
- 9: Equity - Not addressed/not inconsistent.
- 10: Comprehensive Planning - Fully consistent.

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

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

The following are shown on the Municipal Review Surveys submitted on 04/07/2025:



- The PA2/PA5 boundary should be adjusted so the developed portion of the Sunrise assisted living facility property (404 King George Road; block 8502, lot 1) is changed from PA5 to PA2, consistent with the adjoining developed PA2 land to the north and west. The 77-unit Sunrise residence was completed in 2003 and is served by public sewer.
- The PA2/PA5 boundary should be adjusted so the undeveloped portion of the Pingry School property (131 Martinsville Rd; block 11601, lot 3.01), a portion of an adjoining County-owned property (115 Sunset Ln; block 11601, lot 23), and a portion of an adjoining Township-owned property (255 Martinsville Rd; block 11601, lot 1) is changed from PA2 to PA5, consistent with the adjoining PA5 land to the west. The majority of this undeveloped wooded land contains wetlands, streams, and steep slopes (>15%) and is not located within a sewer service area.

## Section 2: Agreements and Disagreements with The Preliminary State Plan

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

Please see separate response emailed on 04/07/2025 (the answer exceeds 1,000 characters).

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

N/A, as to municipal plans.

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.

No comment.

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.

Areas where sprawl has occurred are generally found in Planning Area 3. Areas vulnerable to flooding or otherwise environmentally constrained are generally found in Planning Area 5 or identified as a Critical Environmental Site, and should be protected as outlined in the Township's master plan and regulated by existing Township ordinances.

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

Bernards Township has an open space plan.

Bernards Township does not have an open space tax.

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?

Bernards Township is a member of Sustainable Jersey.

Bernards Township has an Environmental Commission and a Green Team Advisory Committee.

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

- Incorporation of affordable housing obligations into the fabric of the Township.
- Preservation of the unique characteristics of our community including our historic areas and neighborhoods.
- Maintenance of a high quality of life that promotes the well-being of our residents.

Please list the Negotiating Committee members:

Bernards Township Cross-Acceptance Committee members are John Crane, Nick Cuozzo, Committeewoman Ana Duarte McCarthy, David Schley, Kathleen (Kippy) Piedici.

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

Additional comment(s):

None

# Hillsborough Township

# NJ State Plan Cross-Acceptance Response Template (CART)

Submitted By: Anonymous user

Submitted Time: April 9, 2025 3:47 PM

Creation Time: May 20, 2025 3:30 PM

What is your full name?

Samantha Ball

What is the name of the municipality you represent?

Hillsborough Township

What is your official title?

Assistant Planner / Sustainability Program Manager

## Section 1: Consistency with The Preliminary State Plan

Indicate which documents the municipality or county has

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

Indicate the dates of adoption

All indicated plans are located on our website: <https://shorturl.at/laOyM>

Master Plan - last amendment January 2025 (currently undergoing MP update)

Re-examination reports - 1999, 2002, 2008, 2018

Land use map - last update May 2024

Zoning ordinances - 1976 adopted

Zoning map - last amended 2023

NRI - 2010 (currently being updated)

ROSI - last updated 2013 (currently being updated)

Redevelopment plans - 2008, 2014, 2018, 2019

Resource protection ordinances - Clustering ordinance: 1998, tree protection ordinance: 2024

Farmland Preservation Plan - 2009 (currently being updated)

Stormwater Management Plan - 2005, amended 2010

Greenways plan - 2007

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

Hillsborough has elements of its Master Plan that include all the goals stated in the State Plan. Infrastructure, area revitalization, resource protection and restoration, historic/scenic resources, and housing have been specifically highlighted throughout the current plans. Hillsborough has enacted and will continue to enact policies and ordinances that support these ideals.

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?

Not enough is known at this time as to where the inconsistencies exist.

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

Overall, the State Planning Areas descriptions are generally applicable to Hillsborough. However, there are some areas that are PA-2 that should likely be another designation because it is an area in the sewer service area, it is in an area where land is already preserved land or targeted for preservation.

## Section 2: Agreements and Disagreements with The Preliminary State Plan

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

The Hillsborough Township Committee adopted a Resolution Supporting the Designation of the Sourlands as an Area of Critical State Concern and we encourage the State to include it as well.

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

Hillsborough is currently updating its Master Plan and will work to include the elements from the draft State Plan into elements and other sections.

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.

Goals determined in the State Plan should have legislative impact. They should be guiding principles for future policies, regulations, and laws enacted in the state regarding land use/planning. There should be no conflict between the actions of the State Legislature and the goals of the State Plan. The legislature should only enact legislation that empowers municipalities to apply strategic/appropriate methods in their communities that align with the State Plan.

Funding/resources should be allocated for municipalities looking to implement anything that would advance the State's goals. State agencies should identify specific individual(s) in their organization that will be responsible for assistance. The State should align development goals with environmental goals. Enacting legislation that forces municipalities to allow excess development in their communities DOES NOT allow for the conservation of a community's natural resources.

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.

Hillsborough protects areas in and around the Sourlands from sprawl. In the State Plan Map Viewer, anywhere in Hillsborough outside the area identified as "PA-2 - Suburban" is vulnerable to sprawl and related issues. The Township primarily goes by if an area is able to be connected to Hillsborough's sewer service system.

Outside of the areas of "sprawl" now, there is no connection to the sewer system and the Township hopes to limit development in areas outside the system.

The entirety of Hillsborough, like most surrounding municipalities, suffers from severe flooding issues. The town is bordered by multiple rivers and there are a plethora of streams throughout the Township that contribute to the frequency of flooding, including flash flooding. While it is more severe in some places than others, a vast majority of the town has flooding issues. Protection from future development and adjustments to previous development will work towards lessening of these issues.

Does the municipality and/or county have an open space plan? Open space tax?  
Hillsborough has both an Open Space Plan and an Open Space tax.

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?

Hillsborough has been a participant in the Sustainable Jersey program since 2009. Hillsborough has an Environmental Commission and a Green Team, which is the Sustainable Hillsborough Steering Committee.

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

Preserve Open Space and Agriculture

Creating a walkable, bikable, vibrant mixed-use town center



Designing an inclusive community that preserves and enhances the unique sense of space and maintains the rural ambiance of Hillsborough

Please list the Negotiating Committee members:

John Ciccarelli, Mayor

Carl Suraci, Planning Board Chairman

Rob Peason, Planning Board Vice Chairman, Master Plan Subcommittee Chairman

Pat Smith, Planning Board Secretary

David Kois, Planning Director

Bruce Radowitz (Alternate #1), Planning Board member

Samantha Ball (Alternate #2), Assistant Planner

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

No

Additional comment(s):

Glossary should either be at the beginning or the end of the document. It is confusing to have it in the middle.

The addition of the "Young Adults" section is very relevant (page 137) and is a great addition to the plan. Little is done to address community members in this age range.

The formatting can be very confusing. Topics that should be separated from the last frequently have the same font and styling, making it difficult to discern one from the next. (i.e. Topic labeled "PLANNING AREAS — A GEOGRAPHIC FRAMEWORK FOR LIVABLE COMMUNITIES" on page 71 is the same formatting as the section after it - "PARKS, OPEN SPACE, & NATURAL AREAS" on page 77)

The Infrastructure Goal is not worded specifically enough to describe what the objective is listed as. What is the correlation in the title of the goal between economic opportunity and "infrastructure"? How does having "nation leading infrastructure" lead to economic opportunity?

# Warren Township

# NJ State Plan Cross-Acceptance Response Template (CART)

Submitted By: Anonymous user

Submitted Time: April 15, 2025 11:01 AM

Creation Time: May 20, 2025 3:30 PM

What is your full name?

John Chadwick

What is the name of the municipality you represent?

Warren Township

What is your official title?

Township Planner

## Section 1: Consistency with The Preliminary State Plan

Indicate which documents the municipality or county has

Master Plan Reexamination Report(s), 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, Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

Indicate the dates of adoption

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's Master Plan is consistent with the Somerset County Master Plan and Economic Development Plan

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?

NA

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

The Township and draft State Development and Redevelopment Plan including planning area designations are consistent with the Township Master Plan

## Section 2: Agreements and Disagreements with The Preliminary State Plan

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

Continue to provide user friendly access.

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

Plans are consistent.

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.

Provide glossary of programs and grants.

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.

The Township Master Plan identifies environmentally critical areas & provides appropriate controls.

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

Yes the Township has an Open Space Plan and an Open Space Tax.

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 is a member of Sustainable Jersey. The Township has an Environmental Commission and a Green Team.

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

- + Retaining community character development
- + Preservation of open space
- + Maintaining community identity

Please list the Negotiating Committee members:

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

No

Additional comment(s):

# Bedminster Township

# NJ State Plan Cross-Acceptance Response Template (CART)

Submitted By: Anonymous user

Submitted Time: May 8, 2025 1:34 PM

Creation Time: May 20, 2025 3:30 PM

What is your full name?

Frank Banisch

What is the name of the municipality you represent?

Bedminster

What is your official title?

Township Planner

## Section 1: Consistency with The Preliminary State Plan

Indicate which documents the municipality or county has

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, Natural Resource Inventory, Recreation and Open Space Inventory (ROSI), Resource protection ordinances, Farmland Preservation/Agricultural Retention Plan, Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

Indicate the dates of adoption



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

Bedminster achieved Plan Endorsement twice, most recently 8/8/23, when an expanded center designation was also included. Bedminster was found consistent with the existing State Plan Goals. The update includes 2 additional goals: Equity and Climate Change. Bedminster's Land Use Plan has been updated to include sections on Smart, Resilient, Sustainable Planning in the face of Climate Change.

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?

Plan Endorsement indicates that Bedminster's Plan is consistent with the State Plan.

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

The SDRP's policies for PA-5 and the centers in Bedminster and Pluckemin correlate well with local planning and zoning.

## Section 2: Agreements and Disagreements with The Preliminary State Plan

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

Bedminster's Plan Endorsement and revised Center designations in 2023 found no issues and recommend no changes to the SDRP.

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

Bedminster's 2023 Plan Endorsement and revised Center designations carry a PIA with follow-on activities.

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.

State Agency inter-coordination has improved SDRP implementation and further improvements would have merit. Bedminster's negotiating agenda was resolved in 2023 as part of the Plan Endorsement.

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.

Does the municipality and/or county have an open space plan? Open space tax? Bedminster's Recreation and Open Space Plan, part of the 2001 Master Plan, has been updated per Green Acres.

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?

Bedminster has an active Environmental Commission and participated in Sustainable Jersey in the early years. Bedminster has the goals of SNJ by organizing and sponsoring programs and activities (educational programs like Moth Night, Bat Night, Farmers Market, work with Bedminster School, Clean Communities, sponsoring lake and stream clean-up and preservation initiatives) and pursuit of grants.

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

1. Conserve Bedminster's Town and Country character
2. Promote Bedminster's Economic Development within Centers

Please list the Negotiating Committee members:

Frank Banisch-Planner

Tim Walter-LU Board

Colin Hickey-Twp Committee

Renee Mareski-Twp Committee

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

Not known

Additional comment(s):

none

# **Borough of Raritan**

# NJ State Plan Cross-Acceptance Response Template (CART)

Submitted By: Anonymous user

Submitted Time: May 8, 2025 3:29 PM

Creation Time: May 20, 2025 3:30 PM

What is your full name?

Eric Colvin

What is the name of the municipality you represent?

Raritan

What is your official title?

Borough Administrator/Clerk

## Section 1: Consistency with The Preliminary State Plan

Indicate which documents the municipality or county has

Most recent adopted Master Plan and any draft elements currently being 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, 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)

Indicate the dates of adoption

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

Raritan Borough's Master Plan calls for the revitalization of its Central Business District, consistent with the Economic Development and Recentering goals of the State Plan. It also calls for and had developed a separate Green Plan to facilitate, the increase of recreation and open space opportunities that many existing metro areas lack, as is consistent with the State Plan's Equity and Environmental Justice goals.

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 of Raritan has no significant inconsistencies with the goals and objectives of the Preliminary Draft of the State Development and Redevelopment Plan.

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

Raritan Borough is designated as a Planning Area 1 (Metro) Center, and part of a contiguous Center designation with the Borough of Somerville and the Township of Bridgewater.

## Section 2: Agreements and Disagreements with The Preliminary State Plan

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

Current State Plan criteria for environmentally sensitive areas assumes a natural, undeveloped state. However, as many built-up areas in New Jersey were founded atop lands with similar original ecological conditions, the State Plan should consider a category for urban environmentally sensitive lands and strategies for how to unconstrain them or otherwise reintegrate them into urban open and green space to fulfill their original ecological role in an urban context.

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

The implementation of the new State Plan will be included in any future Borough Master Plan Reexamination Report as a major change since the previous examination. Future circulation plan elements will include mention of State Plan goals to establish greater regional circulation connectivity, particularly of transit, towards Centers.

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 Borough of Raritan appreciates mention in the State Plan about coordinating coastal and riverine management programs to address flooding in a more comprehensive manner. That being said, the Borough would appreciate inclusion of more specific objectives relating to facilitating such coordination to ensure that the relevant state and regional agencies follow up on the recommendation.

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.

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

Raritan Borough has an open space plan. Somerset County also has an Open Space Preservation Plan and open space tax.

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 Borough of Raritan's Environmental Commission also functions as the Green Team.

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

The three most important land use planning goals for Raritan Borough are as follows:

- 1: Improve the Borough's resiliency to climate change-related hazards, especially flooding.
2. Improve the efficiency of, and develop other transit modes to reduce the demand for, parking in the downtown.
3. Redevelop sites along the Raritan River Greenway to maximize the value of this new urban open space/connection.

Please list the Negotiating Committee members:

Eric Colvin, Borough Administrator

Joseph A. Brosnan, Borough Planner/Engineer

Mayor Nicolas Carra

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

No

Additional comment(s):



# **Borough of South Bound Brook**

# NJ State Plan Cross-Acceptance Response Template (CART)

Submitted By: Anonymous user

Submitted Time: May 8, 2025 4:05 PM

Creation Time: May 20, 2025 3:30 PM

What is your full name?

Erin Santora La Grua

What is the name of the municipality you represent?

South Bound Brook

What is your official title?

Planning Board Secretary

## Section 1: Consistency with The Preliminary State Plan

Indicate which documents the municipality or county has

Most recent adopted Master Plan and any draft elements currently being 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, 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)

Indicate the dates of adoption

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

Partially consistent.

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?

Climate Change-this is not applicable

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

We corrected an inconsistency with the map which should have been labeled an environmental sensitive area. It appears that the area was accidentally left out of and should be labeled like the rest of the area that abuts the canal-environmentally sensitive.

## Section 2: Agreements and Disagreements with The Preliminary State Plan

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

In order to reduce traffic an additional bridge from Bound Brook should be constructed since the Canal Road is used by many as a cut through and it backs up and creates an incredible amount of traffic which backs up Canal Road and Main Street.

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

The Borough had implemented a lot of new development as well as are in the process of cleaning up multiple sites which have remained vacant and or needed to be re-mediated.

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.

We have tried on numerous occasions to reach out for help and have been ignored. We have not received any help from the State.

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.

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

Town is too small we do not have much area to create open space. An existing vacant industrial site is being demolished to create some open space which will be used for recreation.

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?

No. The municipality does not have enough staff.

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

1. Redevelopment
2. Affordable Housing
3. Revitalize the infrastructure

Please list the Negotiating Committee members:

Christina Fischer

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

n/a

Additional comment(s):

# **Township of Branchburg**

# NJ State Plan Cross-Acceptance Response Template (CART)

Submitted By: Anonymous user

Submitted Time: May 12, 2025 2:26 PM

Creation Time: May 20, 2025 3:30 PM

What is your full name?

Douglas Ball

What is the name of the municipality you represent?

Township of Branchburg

What is your official title?

Township Engineer

## Section 1: Consistency with The Preliminary State Plan

Indicate which documents the municipality or county has

Most recent adopted Master Plan and any draft elements currently being 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, Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)

Indicate the dates of adoption

Various

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's existing planning documents are consistent with all aspects of the State's goals and objectives.

Economic Development. Adopt economic growth policies and strategies that promote smart growth and benefit all residents.

Housing. Promote an adequate supply of high-quality housing affordable to all age groups and income levels and locate the housing in transit-rich locations that provide easy access to jobs, education, services and amenities.

Infrastructure. Promote investment in and provide infrastructure and related services (transit, schools, roadway, stormwater management, water and sewer infrastructure) in a timely, safe and efficient manner.

Revitalization and Recentering. Support the revitalization and restoration of vacant and abandoned properties that focus on public and incentivized private investments. Examples include underperforming malls, business parks and struggling commercial corridors.

See additional Comments....

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?

Branchburg Township's planning documents are generally consistent with the State goals and do not have any major inconsistencies with the State goals.

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

The State Planning Areas are consistent with the current and future development of the Township.



## Section 2: Agreements and Disagreements with The Preliminary State Plan

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

The Township does not have any additional issues or recommendations.

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

Branchburg Township believes the Township's planning documents are consistent with the State goals.

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.

It is recommended that in the future that any State Plan major update precedes the adoption of the Fair Housing Act, especially the obligation determination methodology as the Planning Areas within the State Plan have a large impact on the land capacity factor that is attributable to a town's affordable housing obligation. It seems that this State Plan revision is a little too late to adequately address a smart growth approach to affordable housing needs in NJ.

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.

No areas identified.

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

Yes, the Township has an Open Space Plan. Yes, the Township has an open space tax.

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, the Township is a member of Sustainable Jersey and has an Environmental Commission and an Open Space Advisory Committee.

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

Preserve the rural character of Branchburg's undeveloped areas.

Provide for a diversity of non-residential uses in appropriate locations to provide for a balance of land uses within the township.

Provide for the orderly, compatible infill development of remaining vacant parcels within the township

Please list the Negotiating Committee members:

Greg Bonin

Doug Ball

Kendra Lelie

Township Committee

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

No

Additional comment(s):

Climate Change. Support efforts to reduce greenhouse gas emissions.

Natural and Water Resources. Protect natural and water resources within the community through targeted acquisitions and science-based regulations.

Pollution and Environmental Clean-up. Support the restoration of degraded freshwater bodies, land and natural systems through remediation programs and

consider adopting land use laws and practices that support clean energy.

Historic and Scenic Resources. Support local regulations that protect historic and scenic resources and facilitate public access to high-quality open space, scenic landscapes, historical resources and recreation resources.

Equity. Ensure that affordable housing is not sited near environmental and public health stressors

Sound and Integrated Planning. Support the State Plan and Plan Endorsement process and ensure that land use planning and transportation planning are closely intertwined and mutually reinforced. Land use decisions should consider impa



## Somerset County Negotiation Agenda

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**Date:** TBD

**Time:** TBD

**Location:** Virtual

**Attendees:** TBD

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### 1. Designation of Environmentally Sensitive Areas

- a. **Issue:** Lack of clear criteria and transparency in designating Critical Environmental Sites (CES) and Historical and Cultural Sites (HCS) may lead to inappropriate development in sensitive areas.
- b. **Suggested Action:** Clarify CES/HCS mapping to protect critical resources.
- c. **Alternative:** Create a “Locally Verified CES/HCS Overlay Zone” that allows municipalities to contribute data and propose modifications subject to State review, creating a dynamic and locally informed map layer.
  - i. **Benefit:** Promotes local buy-in while maintaining the integrity of statewide environmental priorities.
- d. **Relevant SDRP Goal:** Goal 6 (Page 40).

### 2. Equity as a Cross-Cutting Goal

- a. **Issue:** Treating equity as a standalone goal rather than integrating it across all planning objectives may perpetuate disparities.
- b. **Suggested Action:** Embed equity as a cross-cutting principle across all goals.
- c. **Alternative:** Include explanatory text within the Equity Goal identifying how equity considerations should be applied across all other goals in the Plan.
  - i. **Benefit:** Embeds equity operationally without needing to restructure the entire goal hierarchy.
- d. **Relevant SDRP Goal:** Goal 9 (Page 45).

### 3. Affordable Housing in Built-Out Communities

- a. **Issue:** Built-out and historic communities may struggle to meet affordable housing obligations due to limited developable land and lack of developer interest.
- b. **Suggested Action:** Tailor housing strategies in the Plan to reflect physical and market-based constraints in built-out communities.
- c. **Alternative:** Include stronger encouragement for municipal zoning reforms that allow for and promote ADUs.
  - i. **Benefit:** Supports the State’s housing affordability goals by encouraging the inclusion of ADUs as a means to expand the supply of smaller, more flexible housing options.
- d. **Relevant SDRP Goal:** Goal 2 (Page 24).

#### 4. Sprawl and Flood Vulnerability

- a. **Issue:** Ignoring recommendations for flood-prone areas leaves municipalities exposed to damage and undermines climate resilience.
- b. **Suggested Action:** Recommend the coordination of stormwater management and development in flood zones.
- c. **Alternative:** Provide examples of how zoning can be utilized to impact stormwater management and development in flood prone areas.
  - i. **Benefit:** Balances growth and risk without imposing blanket bans.
- d. **Relevant SDRP Goal:** Goal 5 (Page 40).

#### 5. Sourland Mountain Region

- a. **Issue:** Without formal designation, regions like the Sourland Mountains remain vulnerable to development pressure.
- b. **Suggested Action:** Designate the Sourlands as an Area of Critical State Concern.
- c. **Alternative:** Establish a Special Resource Area designation within the SDRP with tailored development and conservation guidance, similar to the Highlands or Pinelands “planning areas.”
  - i. **Benefit:** Offers targeted protection without invoking the full regulatory weight of ACSC status.
- d. **Relevant SDRP Goal:** Goal 8 (Page 52).

#### 6. Urban Environmentally Sensitive Lands

- a. **Issue:** Overlooking restoration strategies for environmentally sensitive lands in urban areas may hinder revitalization efforts.
- b. **Suggested Action:** Develop new classifications and guidance specific to urban environmental challenges.
- c. **Alternative:** Provide an alternative framework or method that ensure areas with urban environmental features are considered in a way that supports equitable revitalization.
- d. **Relevant SDRP Goal:** Goal 4 (Page 36).

#### 7. Transit Gaps

- a. **Issue:** Failure to expand transit in underserved areas limits resident access to essential services, jobs, and education.
- b. **Suggested Action:** Encourage exploration of microtransit and flexible bus service expansions based on need and operational feasibility.
- c. **Alternative:** No preferred alternative.
- d. SDRP Goal 3 (Page 31).

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**From:** David Schley <dschley@bernards.org>  
**Sent:** Monday, April 7, 2025 4:25 PM  
**To:** StatePlan  
**Subject:** Cross-Acceptance CART for Bernards Township

**CAUTION:** This email originated from outside of the Somerset County organization. Do not click links or open unexpected attachments unless you recognize the sender and know the content is safe.  
**Never** share your username or password.

Good Afternoon,

A moment ago I submitted the CART for Bernards Township. As noted in the CART, Bernards' answer to question 1 in Section 2 exceeded the 1,000 character limit, so I'm sending it separately, here:

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.
  - **Consider addressing equity as part of each of the State Plan's goals, rather than as a goal in and of itself.**
  - **The "NJ Area in Need of Redevelopment" designation of the former Millington Quarry property (block 6001, lot 6) should be removed. This property was in 2017 designated by the Township as a non-condemnation redevelopment area, however, that designation was revoked by the Township in 2018.**
  - **The following sites are listed on the New Jersey and/or National Register of Historic Places and should be designated as Historical and Cultural Sites (HCS): The Academy; Alward House; Boudinot/Southard Farmstead; "The Buildings" Lord Stirling Manor site; Coffee House; Gladstone Branch of the Delaware, Lackawanna and Western Railroad Historic District; Kennedy-Martin-Stelle Farmstead; Lyons Railroad Station; Lyons Veterans Administration Hospital Historic District; and PSE&G Roseland to Branchburg Segment of the Roseland to Pleasant Valley Transmission Line. These sites are listed on pages 215-216 of the Township's 2023 Master Plan (link: [https://link.edgepilot.com/s/c5489d80/9XDZxDd\\_LUKHjFdln116Pg?u=https://www.bernards.org/government/maps/3980-2023-master-plan-final/file](https://link.edgepilot.com/s/c5489d80/9XDZxDd_LUKHjFdln116Pg?u=https://www.bernards.org/government/maps/3980-2023-master-plan-final/file)) and shown on the New Jersey Historic Preservation Office's LUCY cultural resources inventory online viewer (link: <https://link.edgepilot.com/s/b5ff43b2/OP2S2jGTK0WlfVyrR68zLg?u=https://www.arcgis.com/apps/webappviewer/index.html?id=44ce3eb3c53349639040fe205d69bb79>)**
  - **It appears that Critical Environmental Sites (CES) and Historical and Cultural Sites (HCS) are both identified on the interactive locator map as CES. It would be helpful if the HCS sites were designated as HCS. It would also be helpful if the interactive mapping identified the specific criteria that qualified the site to be designated a CES or HCS.**
  - **The criteria for mapping Parks, Open Space & Natural Areas, as described on page 77 of the Preliminary State Plan, is unclear. There are presently no mapped open space planning areas in Bernards, though there are several large, publicly-owned open space**

**lands that should qualify, such as Township-owned Whitenack Woods (block 4601, lot 5.01; 185 acres) and County-owned Lord Stirling Park (block 1701, lot 13; 840 acres), among others.**

Don't hesitate to contact me with any questions.

Thank you,

Dave Schley

David Schley, PP, AICP  
Township Planner  
Township of Bernards  
277 South Maple Avenue  
Basking Ridge, NJ 07920  
(908) 204-3004  
[dschley@bernards.org](mailto:dschley@bernards.org)