



State of New Jersey
DEPARTMENT OF STATE
NEW JERSEY STATE PLANNING COMMISSION
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Acting Executive Director/Acting Secretary

State Planning Commission/Somerset County Negotiation Session
July 1, 2025 – 2:00 p.m./July 11, 2025 – 2:00 p.m.
Zoom Video Conference
Meeting ID: 811 5470 9904
<https://us02web.zoom.us/j/81154709904>

AGENDA

1. Welcome and Introductions
2. Purpose of Negotiation Session
Lisa Avichal, Senior Planner
3. Public Participation during Negotiation Session
Lisa Avichal, Senior Planner
4. Negotiation of County Cross Acceptance Response Items
Appendix A
5. Negotiation of Statewide Policy Items
Appendix B
6. Public Comment

Appendix A: Somerset County Cross Acceptance Response Items

PSDRP GOAL/SECTION	PSDRP PAGE	CAR PAGE	DESCRIPTION	JURISDICTION	AGREE/DISAGREE
General		Agenda-01	Embed equity as a cross-cutting principle across all goals	Bernards, Bedminster, Somerset County	
General		49	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.	Rocky Hill	
Housing	23	Agenda-01	Tailor housing strategies in the Plan to reflect physical and market-based constraints in built-out communities	Somerset County	
Housing	27	Agenda-01	Include stronger encouragement for municipal zoning reforms that allow for and promote ADUs.	Somerset County	
Infrastructure	30	Agenda-02	Encourage exploration of microtransit and flexible bus service expansions based on need and operational feasibility.	Montgomery, Somerset County	
Climate Change	39	Agenda-02	Recommend the coordination of stormwater management and development in flood zones.	Raritan, Somerset County	
Climate Change	39	Agenda-02	Provide examples of how zoning can be utilized to impact stormwater management and development in flood prone areas.	Raritan, Somerset County	
Climate Change	41	77	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.	Raritan	
Equity	55	Agenda-01	Include explanatory text within the Equity Goal identifying how equity considerations should be applied across all other goals in the Plan.	Somerset County	
Equity	55	10	expanded regional transit access remains a priority. Addressing existing gaps would support equitable mobility throughout the region.	Somerset County	
Comp Planning	62	Agenda-02	Establish a Special Resource Area designation within the SDRP with tailored development and conservation guidance, similar to the Highlands or Pinelands "planning areas."	Somerset County	
SPPM	68	Agenda-02	Develop new classifications and guidance specific to urban environmental challenges.	South Bound Brook, Somerset County	
SPPM	68	Agenda-02	Provide an alternative framework or method that ensure areas with urban environmental features are considered in a way that supports equitable revitalization.	Raritan, Manville, Somerset County	
SPPM	68	15	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.	Manville	
SPPM	68	76	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.	Raritan	
SPPM	76	Agenda-01	Augment clarity of criteria and transparency of CES/HCS designation; consider a "Locally Verified CES/HCS Overlay Zone that allows municipalities to contribute data and propose modifications subject to State review	Bernards	
Mapping	N/A	43	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.	Bridgewater	
Mapping	N/A	44	The entire Route 22 corridor has had issues with flooding, which should be considered.	Bridgewater	
Mapping	N/A	55	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.	Bernards	
Mapping	N/A	55	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	Bernards	
Mapping	N/A	60	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.	Hillsborough	
Mapping	N/A	81	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.	South Bound Brook	

Appendix B: Statewide Policy Issues

PSDRP GOAL/SECTION	PSDRP PAGE	DESCRIPTION	JURISDICTION	AGREE/DISAGREE
General		Add definitions requested from public comment to glossary	State	
General		Formatting of document will be done for revised draft final	State	
General		Clarifying language requested from public comment will be added to revised draft final	State	
Pollution and Environmental Cleanup	48	Waste Management and Recycling: add language on illegal dumping	State	
Comprehensive Planning	61	Remove the term "Areas of Critical State Concern" and incorporate concepts into a revised Special Resource Area definition and policy.	State	
Comprehensive Planning	62	Recognize the following as Special Resource Areas: The Delaware Water Gap National Recreation Area, The Skylands Region, The Sourland Mountain Region, The Great Swamp, Peter J. Barnes III Wildlife Preserve, and Rancocas Creek.	State	
Comprehensive Planning	62	Special Resource areas be mapped on the State Plan Policy Map.	State	
Comprehensive Planning		Plan Endorsement: The process of pursuing Plan Endorsement/Center Designation by a municipality and the benefits for receiving endorsement are not balanced.	State	
State Plan Policy Map		Planning Areas: remove adjacency criteria.	State	
State Plan Policy Map		Planning Areas: remove land greater than 1 sq. mile criteria.	State	
State Plan Policy Map	77	Designate Parks, Open Space, and Natural Areas as an official Planning Area	State	
State Plan Policy Map		Create a new Planning Area that reflects developed areas that are subject to current and future climate risk.	State	
State Plan Policy Map		Create a new Planning Area that recognizes a Rural Planning Area (PA4) that has development.	State	
State Plan Policy Map	78	Centers: Addition/reintroduction of Cores within Centers	State	
State Plan Policy Map	78	Centers: Revise the definition of Center.	State	
State Plan Policy Map/Comprehensive Planning	78	Centers/Plan Endorsement: Remove Center Designation expirations	State	
State Plan Policy Map	78	The State Plan should include a list of identified Centers	State	
State Plan Policy Map	76	Critical Environmental Site: if the land greater than 1 sq. mile criteria is removed that CESs should become critical environmental areas.	State	
State Plan Policy Map	76	Separate Critical Environmental Site and Historical Cultural Site (HCS)	State	
Implementation		Implement the State Plan as a guide.	State	
Implementation		Strengthen language regarding coordination between the State Plan, State Agencies, and municipalities/Counties.	State	