



**RESOLUTION RE: AUTHORIZING TRANSMITTAL OF THE SUSSEX  
COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE  
REPORT TO THE STATE PLANNING COMMISSION**

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

**WHEREAS**, the State Planning Act states that New Jersey needs integrated and coordinated planning in order to conserve its natural resources, to revitalize its urban centers, to provide affordable housing and adequate public facilities at a reasonable cost, to promote equal social and economic opportunity for New Jersey's citizens, and to prevent sprawl and promote the suitable use of land; and

**WHEREAS**, the primary duty and responsibility of the SPC under the State Planning Act is the preparation of a "State Development and Redevelopment Plan (SDRP);" and

**WHEREAS**, the New Jersey SPC, in accordance with the New Jersey State Planning Rules (N.J.A.C. 15:30-2.1), approved the release of the Preliminary State Development and Redevelopment Plan (SDRP) on December 4, 2024; and

**WHEREAS**, the State Planning Act also provides that the State's counties are to have an essential role in the development of the SDRP through their participation in the Cross-Acceptance process to be conducted under the Act; and

**WHEREAS**, on February 13, 2025 the County Commissioners directed the Sussex County Planning Board to serve as the Negotiating Entity and carry out the Cross-Acceptance process, and

**WHEREAS**, the Division of Planning, serving as the agent for the County Planning Board, has implemented the Sussex County Cross-Acceptance Work Program; and

**WHEREAS**, among other tasks the Work Program included extensive outreach and coordination with the local municipal governing bodies within Sussex County; and

**WHEREAS**, efforts of the Work Program have resulted in the development of the Cross-Acceptance Report Template, here after the "Report", summarizing the comments on the Preliminary State Development and Redevelopment Plan offered by Sussex County and the participating municipal governing bodies, and

281-2025

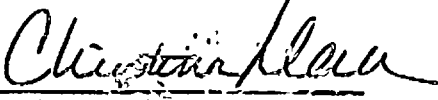
**WHEREAS**, the Sussex County Planning Board finalized the Report during its meeting of June 2, 2025, a copy of the Cross Acceptance Report Template is attached hereto and made part hereof, and

**WHEREAS**, the Sussex County Planning Board adopted a resolution during the meeting of June 2, 2025 recommending the County Commissioners transmit the Report to the State Planning Commission, a copy attached hereto; and

**WHEREAS**, the Commissioner Board has reviewed the Report and believes the comments included in the Report are representative of the sound planning practices applied by the County and represented municipalities.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of the County of Sussex that the Division of Planning is authorized to transmit the Final Sussex County Cross-Acceptance Report Template to the State Office of Planning Advocacy.

Certified as a true copy of the  
Resolution adopted by the Board  
on the 11<sup>th</sup> day of June, 2025

  
Christina Marks, Clerk of the Board  
Board of County Commissioners  
County of Sussex, New Jersey

RECORD OF VOTE						
COMMISSIONER	AYE	NAY	ABST	ABS	MOVE	SEC
Carney	✓					
DeGroot	✓					
Hayden	✓					
Henderson	✓				✓	
Space	✓					✓

ABST - Abstain

MOVE - Moved

ABS - Absent

SEC - Seconded

**RESOLUTION RE: AUTHORIZING TRANSMITTAL OF THE SUSSEX COUNTY  
CROSS ACCEPTANCE RESPONSE TEMPLATE REPORT TO THE STATE  
PLANNING COMMISSION**

**Summary:**

- 1) This resolution authorizes the Sussex County Division of Planning to transmit the final Cross-Acceptance Response Template prepared under the State Plan Cross-Acceptance Work Program to the State Office of Planning Advocacy.
- 2) Section 2.9 of the Cross-Acceptance Report identifies the County Negotiating Committee members to include Chris Carney, Commissioner Director; Concetto Formica, Planning Board Chairman; John Sheldon, Planning Board Member; Bill Koppelaar, County Engineer; and Autumn Sylvester, Planning Director. This Committee will work with the NJ Office of Planning Advocacy to support modification of the Preliminary State Development and Redevelopment Plan incorporating comments contained within the Sussex County Cross-Acceptance Report into a Final State Development and Redevelopment Plan.

## **RESOLUTION 2025-04**

### **RESOLUTION RECOMMENDING THE SUSSEX COUNTY BOARD OF COUNTY COMMISSIONERS AUTHORIZE TRANSMITTAL OF THE SUSSEX COUNTY CROSS ACCEPTANCE REPORT TO THE STATE PLANNING COMMISSION**

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 Sussex, 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 February 13, 2025, thereby authorizing the Sussex County Planning Board and the Board of County Commissioners to participate in Cross Acceptance as the designated Negotiating Entity for the County of Sussex and its municipalities; and

WHEREAS, Sussex County's Work Program, which articulated the responsibilities of the Negotiating Entity throughout Cross Acceptance, was approved by OPA on March 18, 2025; and

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

Andover Borough\*  
Andover Township  
Branchville Borough  
Frankford Township  
Franklin Borough  
Fredon Township  
Hamburg Borough  
Hampton Township

Montague Township  
Newton Town  
Ogdensburg Borough  
Sparta Township\*  
Stillwater Township  
Sussex Borough\*

\* (will be submitted with Final CART)

NOW THEREFORE, BE IT RESOLVED that the Sussex County Planning Board hereby recommends the Board of County Commissioners authorize transmittal of the Sussex 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.

SUSSEX COUNTY PLANNING  
BOARD

By: 

#### CERTIFICATION

I, Christiane Degeorgis for Sussex County Planning Board, do hereby certify that the foregoing is a true copy of a resolution duly adopted by the Planning Board at its June 2, 2025, meeting

C Degeorgis

# **Sussex County Cross Acceptance Response**



Prepared by the Sussex County  
Division of Planning and Economic Development  
June 12, 2025

This Sussex County Cross Acceptance Response Template (CART) is the culmination of work in support of the New Jersey State Development and Redevelopment Plan (State Plan) Cross Acceptance Process.

This Sussex County CART summarizes municipal input from meetings and plan consistency reviews from January through May 2025, including agreements and disagreements with the State Plan, concerns with mapping protocols, if noted, and description of how State Plan maps fit with municipal Development Plans. Completed municipal CARTs are located in the appendix of this report. If a municipality did not complete a CART, they are assumed to be in compliance with the State Plan (see General Consistency with State Plan).

## Process Summary

All 24 municipalities within Sussex County, along with County agency representatives, and Sussex County officials, were invited to participate in the Cross Acceptance Process, with the following opportunities for participation.

- The Sussex County Cross Acceptance Public Meeting occurred on March 28, 2025.
- Individual Meetings as requested by municipalities and other County organizations and agencies.

## Key Takeaways from the Cross Acceptance Process in Sussex County

### Overview

- A total of 16 municipalities submitted a CART.
- A total of 5 municipalities did not provide a CART and thus are in agreement with the Preliminary Draft of the New Jersey State Development and Redevelopment Plan.

## 1. Areas of Alignment with the State Plan

### *Alignment with State Goals:*

- 16 of 16 municipalities are generally in alignment with the State Plan goals.
- The following local land use goals were highlighted in the CART review:
  - To maintain an environment that is conducive to attracting and retaining a diverse population and vibrant business community
  - Provide housing for a range of populations and needs
  - Promote and preserve Historic Sites
  - Preserving rural character and protect natural resources
  - Utilize integrative planning techniques and regulations regarding future development of municipal lands and encourage the balance of land preservation with growing demand for alternative energy facilities.

### *Alignment with Planning Area Designations:*

- 5 of 16 municipalities state they are in alignment with Planning Area designations in the State Plan.

## 2. Areas of Disagreement with the State Plan

### *Disagreement with State Plan Goals:*

- Most municipalities are generally in agreement with the goals of the State Plan and have no strong objections to Preliminary State Plan Goals.

### *Disagreement with Planning Area Designations:*

- 11 of 16 municipalities were in disagreement with the State Plan Planning Area designations.
- Summary of disagreements include the following:
  - Most disagreements were in fully developed municipalities, served by sewer and water, and do not meet the guiding criteria for the current planning area designation. These include Andover Boro, Branchville Boro, Hamburg Boro, Newton Town, and Sussex Boro.
  - Andover Township, Sandyston Township, Lafayette Township, Frankford Township, and Sandyston Township disagreed with Planning Area designations in areas identified as redevelopment areas or planned Town Center developments.

## 3. Identified Areas of Sprawl or Environmental Concern

- 10 of 16 municipalities identified areas of sprawl or environmental concerns.
- Summary of identified areas of sprawl or environmental concerns include the following:
  - Open water bodies, streams, and other water bodies
  - Wetlands
  - Floodplains
  - Contiguous, large swaths of undeveloped lands

## 4. General Consistency with State Plan

Five (5) municipalities did not provide a CART and thus are in agreement with the Preliminary Draft of the New Jersey State Development and Redevelopment Plan, except where noted in the County CART. The Highlands Council will serve as the Negotiating Entity for three (3) municipalities: Byram Township, Vernon Township, and Green Township.

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

## **Section 1.1: County Master Plan Documents**

1980 Groundwater Manual

2006 Ten Year Mobility Study

2007 Strategic Growth Plan

2008 Solid Waste Management Plan

2008 Farmland Preservation Plan

2009 Natural Resources Inventory

2016 Open Space and Recreation Plan Update

2013 Sewer Service Area Map

2018 Western Highlands Scenic Byway Corridor Management Plan

2021 Hazard Mitigation Plan

2024 Stormwater Pollution Control Plan

2025 Hazard Mitigation Plan Update

## Section 1.2: Review of Preliminary State Plan Goals & Policy Objectives

Category	Preliminary State Plan Sub Goals	County Planning Goals & Current Conditions	Consistency Assessment
<b>EQUITY GOAL</b>			
Equity	Equitably distribute the benefits and burdens flowing from implementation of the municipality/county plans	The 2007 Strategic Growth Plan addresses landowner equity. "All of the costs of rational planning & implementation must be borne equally. Simply taking more and more of the value of land from those who have it without paying for it is unfair, unjust, and cannot be part of this Strategic Growth Plan. There are mechanisms available to avoid imposing unreasonable costs on one segment of the population or another. Mechanisms: Public financing of development rights purchase; outright purchase of land, transfer of development rights (TDR); incentives such's as TDR to build in one area over another	Consistent
	Consider the demographic makeup of residents and deploy resources to reverse historic inequities	The 2021 Hazard Mitigation Plan and 2007 Strategic Growth Plan include consideration of resident demographics, but do not include specific strategies to redistribute resources to reverse potential historic inequities.	Neutral
<b>CLIMATE CHANGE GOAL</b>			
Climate Change	Assess the likely climate change impacts of the master plans' land use, circulation, and housing elements	The 2021 Hazard Mitigation Plan (HMP) and 2025 Draft Update address climate change impacts including drought, hurricane, floods, forest fires, and severe weather. Both HMPs include mitigation strategies and recommended actions. The 2016 Open Space Plan has a purposeful focus on water quality & offers specific actionable strategies to improve water resources, water quality, & water quantity.	Consistent
	Encourage decarbonization and nature-based carbon sequestration	No discussion	Inconsistent
Hazard mitigation & extreme heat	Use passive strategies to combat urban heat islands (i.e. light building materials, awnings, green roofs...)	No discussion	Inconsistent
	Reduce the risk of uncontrolled wildfires through best management practices and selective burning	2021 & 2025 Hazard Mitigation Plan addresses wildfire as a hazard of concern for Sussex County.	Neutral
Coastal areas & Riverine corridors	Undertake a regional development capacity analysis to determine the levels of growth that can be sustained in coastal & riverine areas while maintaining the functional integrity of coastal ecosystems	Sussex County lacks coastal areas, but Open Space Plan goals & objectives include: Secure protection of rivers, lakes, and streams Engage in land stewardship activities Acknowledges long term sustainability of the County's groundwater supply depends on safeguarding water quality and quantity. Gives the County ability to analyze priority lands for preservation and stewardship with a primary focus on properties that support the water resources integral to the County.	Consistent
	Establish and follow a comprehensive, detailed, intergovernmental coastal management program that maximizes consistency with CAFRA, includes emergency response planning & mitigation, and includes results of the regional development capacity analysis	Sussex County lacks coastal areas	Neutral
	Protect vital ecological areas and coastal high-hazard areas through coastal maintenance and restoration programs	Sussex County lacks coastal areas	Neutral
	Conserve coastal water resources (ex: reduce water demand, prevent saltwater intrusion...) and protect coastal water quality (i.e. pollution controls)	Sussex County lacks coastal areas	Neutral
<b>NATURAL AND WATER RESOURCES GOAL</b>			
	Utilize capital projects, redevelopment, brownfields, and municipality/county owned lands as opportunities to maximize habitat restoration	County capital projects, including roadway paving, reconstruction, bridge repair and replacement projects incorporate habitat restoration and connectivity. New stewardship goal in 2016 Open Space Plan focuses on the importance of developing complementary programs and initiatives to identify and address resource concerns and stewardship needs. Successful preservation and protection of ecologically significant lands is increasingly important.	Consistent

Category	Preliminary State Plan Sub Goals	County Planning Goals & Current Conditions	Consistency Assessment
Habitat preservation	Identify and protect critical habitats and habitats of resident or migratory threatened & endangered species	County Open Space Plan included a GIS based model to identify water resources and prioritize land for preservation and stewardship. The model ranks land based on several factors including: groundwater recharge, prime recharge areas, forest cover, wetlands, unique and unusual aquatic habitats, aquatic & wetlands habitats for threatened and endangered species. This model allows the County to review and rank applications for preservation.	Consistent
	Steer new development away from environmentally sensitive areas	County does not have regulatory control over local zoning	Neutral
Agriculture & food production	Balance the Policy Objectives of the planning area while maintaining the viability of agriculture and agritourism in appropriate locations	Addressed in Farmland Preservation Plan. The Plan provides positive and supportive policies to support its agricultural community and economy including Right to Farm program, encouraging agriculture friendly zoning, etc.	Consistent
	Promote economic development and diversification of the agricultural industry through capital facilities, funding, tax & regulatory policies, and land use regulations	County Open Space Trust Fund provides dedicated funding to preserve farmland. County Agriculture Development Board manages Right to Farm process for agriculture producers. County hosts annual Harvest, Honey, & Garlic Festival for local agricultural producers. This annual event has continued to grow since 2010. In 2024, over 5,000 people were in attendance. Brings consumers directly to local farms.	Consistent
	Encourage sustainable and profitable farming through agricultural best management practices and incorporating the water needs of the agricultural economy in water supply planning	Addressed in Farmland Preservation Plan	Consistent
	Educate the state's residents on the economic and environmental value of sustainable agriculture	Addressed in Farmland Preservation Plan. The County provides positive and supportive policies to support its agricultural community and economy including Right to Farm program, encouraging agriculture friendly zoning, etc.	Consistent
Air quality	Ensure that both development and redevelopment will lead to the attainment of National Air Quality Standards (NAAQS). Delineate all current hotspots ozone & carbon monoxide hotspots and take all appropriate measures to address those hotspots	The County does not have regulatory control. Regulated by NJDEP	Neutral
		The County does not have the authority or ability to address this strategy. This should be overseen and implemented at the State.	Neutral
Water quality	Encourage watershed-based regional flood and stormwater management	Open Space Plan goals & objectives include: Secure protection of rivers, lakes, and streams Engage in land stewardship activities Acknowledges long term sustainability of the County's groundwater supply depends on safeguarding water quality and quantity. Gives the County ability to analyze priority lands for preservation and stewardship with a primary focus on properties that support the water reduces integral to the County.	Consistent
	Avoid new development in designated flood plains and implement federal flood hazard reduction standards in areas subject to tidal flooding	Regulated by NJDEP and local zoning	Neutral
	Reduce water consumption/manage water consumption to avoid needing additional infrastructure	Specific strategies are not addressed in County planning documents.	Inconsistent
	Manage development to avoid surface and groundwater degradation and convey stormwater to surface water bodies at a quantity, quality, and rate equal to that which would be achieved through natural processes	Addressed in County Stormwater Pollution Prevention Plan and Drainage Standards section of County Land Development Standards. The Pollution Prevention Plan includes measures such as requiring certain maintenance activities, like regular street sweeping and catch basin cleaning; implementing solids and floatable control, locating discharge points and stenciling catch basins. The Plan also includes a public educational component.	Consistent
	Coordinate state, regional, and local land use planning with the Statewide Water Supply Master Plan	Not addressed	Neutral

Category	Preliminary State Plan Sub Goals	County Planning Goals & Current Conditions	Consistency Assessment
	Protect and enhance wetlands & other water-dependent ecosystems	Addressed in 2016 Open Space Plan: Secure protection of rivers, lakes, and streams Engage in land stewardship activities Acknowledges long term sustainability of the County's groundwater supply depends on safeguarding water quality and quantity. Gives the County ability to analyze priority lands for preservation and stewardship with a primary focus on properties that support the water reduces integral to the County.	Consistent
	Identify locally important aquifer recharge areas, wellheads, headwaters, reservoirs, and other sensitive surface water resource systems and manage activities in areas containing, or adjacent to, these systems	County Open Space Plan developed a GIS based model to identify water resources and prioritize land for preservation and stewardship. The model ranks land based on several factors including: groundwater recharge, prime recharge areas, forest cover, wetlands, unique and unusual aquatic habitats, aquatic & wetlands habitats for threatened and endangered species. This model allows the County to review and rank applications for preservation.	Consistent
	Use naturally functioning systems and nonstructural methods for stormwater management and flood control (Green Infrastructure) wherever practicable; otherwise design and construct adequate flood protection facilities	Contemplated in the Drainage Standards contained in County Land Development Standards.	Consistent
<b>PROTECT THE ENVIRONMENT, PREVENT AND CLEAN UP POLLUTION GOAL</b>			
Brownfield Remediation	Give public resources and assistance priority to communities with well-thought-out brownfield redevelopment strategies	Not addressed	Inconsistent
	Plan, locate, and market redevelopment projects to capitalize on opportunities presented by brownfield sites and to coordinate community planning efforts with all levels of government	Not addressed	Inconsistent
Waste Management & Recycling	Promote multi-jurisdictional planning, design, and siting of waste management and disposal facilities and self-sufficiency in waste management	County Solid Waste Management Plan provides for the efficient management of new and existing solid waste facilities	Consistent
	Decrease the size of the waste stream by reduction at the source, promotion of reusing materials, and development of markets for recycled goods	SCMUA Recycling Coordinator works with local municipalities to bring new recycling and waste reduction technologies to residents.	Consistent
	Remove hazardous wastes from the solid waste stream	SCMUA hosts several recycling events to remove hazardous wastes from the solid waste stream	Consistent
	Develop educational programs for residents	Sussex County Municipal Utility Authority (SCMUA) provides recycling educational programs for all residents, including school age children	Consistent
<b>PUBLIC FACILITIES / INFRASTRUCTURE GOAL</b>			
Infrastructure Investment Priorities	The highest priority should be given to infrastructure projects and programs statewide that mitigate life-threatening situations and emergent threats to the public's health and safety,	Sussex County generally aligns with this goal on a county level for the infrastructure within the jurisdiction of the county. This is primarily transportation related facilities and county support functions. While the State Plan notes that this goal should apply regardless of the location, this is not practiced at the State Agency level.	Consistent
	The second-highest priority should be given to maintenance, repair, and system preservation of infrastructure	Sussex County generally aligns with this however annual investments include a balance between system maintenance and major reconstruction or replacement directed toward the above priority. Prudent maintenance and upkeep are critical to resilience within the systems, protection of public safety, and prudent stewardship of the public investment.	Consistent
	Create functional plans which should include capital plans (i.e. schools, emergency response, community facilities), utilities and sewer system maintenance/installation that is in line with water quality goals	County Government has limited involvement with municipal level services and regional school & community facilities. However, the county generally will support local initiatives and oversee efforts which have a regional impact, such as wastewater, water quality and emergency response.	Neutral

Category	Preliminary State Plan Sub Goals	County Planning Goals & Current Conditions	Consistency Assessment
	Coordinate infrastructure investments with those of surrounding and overlapping jurisdictions	Infrastructure has generally been siloed by jurisdictional responsibility. The county sites nicely between local municipal objectives and state regional objectives. The county has a history of partnering with both state and local governments. Generally more effort should be provided toward coordination of projects.	Neutral
Mobility & Equal Access	Provide greater accessibility to rail and bus transit systems/stops and improve mobility within neighborhoods	Over the last three decades, the County has been actively working with State partners to construct an expansion of NJ Transit passenger rail line to Andover Township. The County owns and operates a bus service to improve mobility for residents within the County, particularly residents with limited income, veterans, and the elderly. The Skylands Connect Bus service provides residents with regular bus service Monday - Saturday and on-request.	Consistent
	Complete intra- and inter-modal transportation linkages that capitalize on land use, economic development, density, employment opportunities, mass transit facilities, and opportunities to complete coverage of transit corridors	This is addressed in the 2007 Strategic Growth Plan	Consistent
	Emphasize the movement of people rather than the movement of vehicles by investing in public transportation and prioritizing the needs of pedestrians and bicyclists	The movement of people within the transpiration system is always considered as part of a county project. However, significant limitations exist to expanding out systems to accommodate an expanded userbase systemically. County efforts are also governed by the desires of the local governing body. Local jurisdictions, not county, generally establish pedestrian and bicycle circulation objectives for a community. Additionally, many of the rural county routes are not conducive to simple incorporation or expansion of historic uses. As such movement toward this policy position has shown to almost always significantly exceed available resources, result in significant impact to buffering property, and require significant impacts on private property and environmentally sensitive areas.	Inconsistent
	Establish a working partnership between transportation agencies, local governments and the private development community to strengthen the linkages between land use and transportation	The Sussex County Community Transit Citizens Advisory Committee advises the County Commissioners on planning, implementation, and operating coordinated transportation services at the county level. The County actively participates in regional transportation organizations.	Consistent
	Enhance the movement of goods throughout New Jersey by investing in a comprehensive network for regional and interstate commerce	County Route systems reside squarely between movement of people and goods and access to communities. Generally investment is limited to improvement of existing routes vs. development of new systems.	Consistent
	Evaluate the positive and negative impacts of every transportation project on public health, natural & historic resources, air quality, energy use, and decarbonization particularly in underserved communities	These objectives generally do not fall underconsideration for county projects. While they are all basically considered within the scope of a project.	Neutral
	Promote market-based incentives to alleviate congestion (congestion pricing) & utilize existing capacity (carpooling, public transit, telecommuting)	Not directly related to most systems operated by Sussex County.	Neutral
	Make appropriate transportation investments that consider seasonal demands and tourism	Not addressed	Inconsistent
	Promote and encourage the development of and expanded use of environmentally sensitive, renewable energy resources, and energy conversion processes that reduce the demand for fossil fuel consumption	Not Addressed	Neutral
Clean Energy	Ensure that adequate energy capacity exists to meet statewide demands through conservation, cogeneration and either facility additions or upgrades.	Not addressed	Neutral

Category	Preliminary State Plan Sub Goals	County Planning Goals & Current Conditions	Consistency Assessment
	Promote the use of energy efficient transportation vehicles and systems, industrial processes, buildings and building systems	Not addressed	Neutral
Public Health	Lead abatement in older homes and drinking water infrastructure	Not addressed	Neutral
	Improving obesity outcomes through a physical planning framework that encourages active living choices, programs that address food deserts, and public education on health & wellness	Not addressed	Neutral
	Relocating air polluting facilities to more suitable locations, and / or mothballing them	Not addressed	Neutral
<b>HOUSING GOAL</b>			
Housing	Municipal master plans and development regulations should provide a reasonable balance between residential and other land uses, to achieve sensible ratios between housing and jobs, housing and retail, housing and open space, and housing and other uses; different housing types, to address the full range of housing needs and preferences (different age groups, income levels, mobility options, and lifestyles); and housing costs, with an emphasis on quality affordable housing, housing tenures, and residential arrangements.	The 2007 Strategic Growth Plan addresses this goal. However, the Preliminary SDRP notes that "land preservation should be encouraged, but balanced so that we do not concentrate all preservation in certain regions, shifting the growth burden to already overburdened high density residential areas." This does not reflect the efforts of NJDEP to focus acquisition and preservation activities in the County, even though the County's land base is approximately 47% of permanently preserved public land and preserved farmland. While the County encourages and supports the policies and strategies identified in the Plan, efforts to provide and address the full range of residents housing needs and balance with other land uses are hindered by State Planning designations and subsequent Agency regulatory actions.	Consistent
	Encourage & support housing maintenance	The County partners with a local non-profit to utilize CDBG grant funds to redevelop & rehabilitate housing for very low and low income residents	Consistent
	Promote innovative public/private partnerships for housing development and redevelopment	The County partners with a local non-profit to utilize CDBG grant funds to redevelop & rehabilitate housing for very low and low income residents	Consistent
	Coordinate the siting of housing with the State Plan, the provision of community services, and employment opportunities	The County supports this strategy however, the State Plan has largely designated the County in PA 4, 4B, & 5. This makes it difficult to address this goal and is particularly problematic when planning for affordable housing, which should be located near community services and employment opportunities.	Inconsistent
	Prohibit discriminatory lending practices and promote and enforce fair lending practices	County Commissioners appoint a Fair Housing Officer.	Consistent
	Encourage the adaptive reuse of obsolete commercial, industrial, and civic buildings for housing	This is addressed in the 2007 Strategic Growth Plan.	Consistent
<b>ECONOMIC GROWTH GOAL</b>			
Economic Development	Identify and target those economic sectors with the greatest growth potential and public benefit	This is addressed in the 2007 Strategic Growth Plan.	Consistent
	Provide skills training, leadership counseling and training, and financial assistance, including microloans, to small business enterprises, with special targeting of women and minority groups.	This is somewhat addressed in the 2007 Strategic Growth Plan.	Neutral
	Promote the retention and expansion of existing businesses, home-based businesses, the relocation of businesses from other states or abroad, and the creation of new businesses	This is addressed in the 2007 Strategic Growth Plan.	Consistent
	Enhance domestic tourism	This is addressed in the 2007 Strategic Growth Plan and 2008 Farmland Preservation Plan	Consistent
	Provide support to the State's Main Streets, Special Improvement Districts, and Business Improvement Districts	The County supports this strategy and looks forward to additional funding and technical assistance opportunities.	Consistent
	Provide adequate capital facilities, whether publicly or privately owned or maintained, in line with capital plans to meet desired economic development objectives	Sussex County generally aligns with this goal however annual investments include a balance between system maintenance and major reconstruction or replacement. The extension of capital facilities to meet desired economic development objectives is discouraged in the State Plan designations applied to the County.	Neutral

Category	Preliminary State Plan Sub Goals	County Planning Goals & Current Conditions	Consistency Assessment
	Encourage the clustering of compatible industries in ways that reduce natural resource consumption and minimize industrial waste and pollution	This is addressed in the 2007 Strategic Growth Plan which identifies and categorizes places by landscapes. Landscapes are: Rural/Agricultural; Centers; Job Creation Centers; Lake Communities; Towns/Villages/Hamlets/Centers; Parklands/Private Wildlife Management Areas	Consistent
	Promote the creation and expansion of businesses that use raw materials from renewable sources including recyclable materials	This is not specifically addressed in County planning documents.	Inconsistent
	Promote planning, investment, and maintenance of maritime facilities and public-use airports	This is not relevant to Sussex County	Neutral
<b>ARCHEOLOGICAL, HISTORIC, CULTURAL, SCENIC, OPEN SPACE, AND RECREATIONAL VALUE GOAL</b>			
Scenic, Recreational & Open Space Resources	Coordinate regional, county, and municipal land use/open space plans with the State Open Space and Outdoor Recreation Plan	These efforts are addressed in the 2016 Open Space Plan.	Consistent
	Ensure that there are adequate indoor and outdoor recreational facilities	These efforts are addressed in the 2016 Open Space Plan.	Consistent
	Connect large contiguous tracts of forest, grasslands, and other natural lands	These efforts are addressed in the 2016 Open Space Plan.	Consistent
	Implement the New Jersey Trails Plan including rails-to-trails conversions and greenway systems	These efforts are addressed in the 2016 Open Space Plan. The County has expanded uses of Open Space Trust Fund to include trail development and land stewardship.	Consistent
	Where appropriate, promote and encourage the protection and enhancement of privately owned tracts of open space, wetlands, or forest lands	These efforts are addressed in the 2016 Open Space Plan.	Consistent
	Ensure that residents are no more than a 10-minute walk from open space	47% of the County's land base is permanently preserved open space or farmland. Due to the rural setting of most municipalities, it is difficult to ensure that residents are no more than 10-minute walk from open space.	Neutral
	Map critical slopes, manage their character, and enforce strict development performance standards on critical slopes	County does not have regulatory control over municipal land use regulations like steep/critical slope ordinance.	Neutral
	Map & manage important forest resources and maintain & expand existing urban canopies	There are no urban canopies in Sussex County	Neutral
Historic & Cultural Resources	Identification and protection of historic areas, historic sites, historic landscapes, archeological sites, and scenic corridors	Historic sites & areas are identified in the 2007 Strategic Growth Plan. The Western Highlands Scenic Byway is a federal and state designated Scenic Byway passes through protected open spaces and historic sites. The Corridor Management Plan addresses goals related to the protection and enhancement of historical sites, areas, and corridors.	Consistent
	Support museums, libraries, interpretive centers and archives, and other public buildings as repositories of past culture and showcases for contemporary culture	Not addressed	Inconsistent
<b>REVITALIZATION GOAL</b>			
Revitalizing & Recentering Older Centers and Underutilized Urbanized Areas	Correct the phenomenon of communities that exhibit Center-like features adopting inappropriate suburban models	2007 Strategic Growth Plan	Consistent
	Reinvestment should make areas less auto-oriented, more pedestrian-friendly, and more interconnected to improve mobility	2007 Strategic Growth Plan & Land Development Standards encourage and prioritize pedestrian friendly enhancements	Consistent
	Redevelopment plans should reintroduce Center-like features & beautify public spaces	County does not have redevelopment authority but County Land Development Standards contain Town Center design standards for all development applications located along a County road and identified	Consistent
	Reverse interventions that have erased natural features and integrate any recoverable natural features into redevelopment	Not addressed	Neutral
<b>SOUND AND INTEGRATED PLANNING GOAL</b>			

Category	Preliminary State Plan Sub Goals	County Planning Goals & Current Conditions	Consistency Assessment
Comprehensive Planning	Integrate planning with neighboring municipalities, the county, regional bodies, and statewide planning initiatives	The County 's 2007 Strategic Growth Plan received Plan Endorsement from the State Planning Commission in 2007. While a portion of the County is located in the Highlands, the County has not gone through Plan Conformance.	Neutral
	Ensure that land use patterns encourage the goals of the state plan including reducing sprawl, improving walkability, mixing uses, and protecting natural features	The 2007 Strategic Growth Plan supports these goals.	Consistent
	Apply design principles to create and preserve spatially defined, visually appealing, and functionally efficient places in ways that establish a recognizable identity, create a distinct character, and maintain a human scale	County Land Development Standards classify areas into Transect Zones. Transect Zones are defined as T-1: Natural Zone; T2: Rural Zone; T3: Sub-Urban Zone; T4: General Urban Zone; T5 Urban Center; & T6 Urban Core. These zones are determined by the physical character of place, the intensity of land use, and balance the needs of the traveler with the needs of the community.	Consistent

### **Section 1.3: How will the County become more aligned with the State goals and how will this be achieved? What is the predicted timeframe?**

The County will use relevant Goals, Objectives, & Strategies identified in the Final State Development and Redevelopment Plan Update to guide the development of future master plan documents, reports, and studies. This will occur as time and resources allow.

### **Section 1.4: How well do designated State Planning Areas suit current and future development of Sussex County?**

The County is predominately designated as Planning Area 4, 4B, & 5. These planning areas support the preservation of agricultural lands, environmentally sensitive features, and low-density development patterns found throughout several Sussex County municipalities. However they do not fully account for the diverse development patterns found across the county, including established suburban neighborhoods, traditional town centers, commercial manufacturing nodes, and areas with existing infrastructure that are suitable for context-sensitive growth. The broad-brush application of PA 4B and PA 5 further harms our County by creating inconsistent policies that hinder investment, disqualifies projects from certain state funding programs, and misrepresents the character and function of these communities in state-level decision-making.

The misapplication of PA5 across several areas of the County that are, in fact, fully developed suburban communities with existing water and sewer infrastructure is of significant concern. These areas often contain medium residential densities, public services, commercial nodes, and transit access. Yet they remain classified under PA5, a designation meant to represent environmentally sensitive, low-density areas where infrastructure expansion should be avoided. These designations are not an accurate reflection of the existing conditions in our communities and disregard their current functions as development focal points with infill, redevelopment, and smart growth potential. Rather than preventing sprawl in PA 4, PA 4B, and PA 5, the State Plan inadvertently encourages auto-dependent, leapfrog development in these areas.

One of the most significant drawbacks of these designations is the overly restrictive approach to development, even in areas where modest growth is locally desired and appropriate. Many of our municipalities are seeking to expand affordable housing options, provide small-scale commercial activity, and improve existing community facilities, but are constrained by the State Plan's policy discouragement of infrastructure expansion and development in these planning areas. Even modest proposals for affordable housing, senior living, or mixed-use redevelopment in appropriate areas are met with unnecessary regulatory hurdles.

Moreover, the imprecise designation of planning areas unintentionally contributes to rising housing costs by limiting opportunities for much needed senior housing and affordable housing options. It also results in reduced investment and innovative development approaches due to the increased costs and delays from excessive permitting processes. This is particularly evident in areas that could support walkable, smart-growth development without compromising environmental integrity.

## Inconsistent Planning Area Designations

### Borough of Branchville

Branchville's existing development pattern is characterized by a dense, walkable mixed-use core surrounded by small lot, neighborhood residential development. However, the Borough is designated as PA 4 and PA 5, in spite of the fact that the Borough is almost entirely built out, served by public sewer and water, and ranks medium-high in the NJ Smart Growth Explorer. PA 5 encompasses the southern and western portions of the Borough, including the Borough's downtown and residential neighborhoods. PA 4 encompasses the northern and eastern portions of the Borough, which include the headquarters for the County's largest private employer and compact residential neighborhoods. Approximately 72% of the Borough is identified as urban land in the 2020 NJDEP Land Use Land Cover data. While the Borough may not meet all of the guiding criteria of PA2, it also doesn't meet the defining criteria and intent of PA 4 or PA 5. Lastly, Branchville's Village Center designation expired on December 31, 2018. If the Planning Area designation remains the same, then the County is formally requesting to reinstate the Village Center designation.

### Borough of Franklin

The Borough is mostly designated as PA 5 with pockets of PA 4 and PA 4B. These planning areas generally align with the Borough's future development goals to limit growth and reduce sprawl, but do not align with recentring development along Main Street and the Rt. 23 corridor. Therefore, the planning area designations for those two areas are more suited as PA 2 or PA 3. This would better preserve the surrounding PA 4B and PA 5 areas. The Borough is almost entirely served by public sewer and water, mostly identified as urban land in the 2020 NJDEP Land Use Land Cover data, and ranks medium-high in the NJ Smart Growth Explorer. Furthermore, the Borough has a long history of operating as a regional center, particularly around the Route 23 corridor, and having received Center designation in the past. This redesignation would remain in line with current master plan documents which enthusiastically identify the revitalization and redevelopment of the Route 23 and Main Street corridors as important local goals and objectives. The Borough has also consistently worked toward redeveloping blighted and underused commercial properties. As such, the area located in the sewer service area meets the intent and criteria of PA 2 or PA 3 and should be redesignated. It is noted that the Borough believes PA 5 is consistent with the current and future development of the municipality.

### Borough of Hamburg

Hamburg's existing development pattern is characterized by medium density residential neighborhoods, multi-family housing developments, and commercial development along the Route 94 and Route 23 corridors. The Borough also has a downtown center along its historic Main Street. The Borough is also served by public sewer and water throughout. According to the 2020 Land Use Land Cover data, the Borough is primarily identified as urban area, is almost entirely built out, and ranks medium-high in the NJ Smart Growth Explorer. Nevertheless, the State Planning Areas primarily designate the Borough as PA 5, with a small area of PA 4 in the southeastern corner and PA 4B located in the southwestern corner. This is inconsistent with the current and future development of the Borough and the criteria and intent of PA 4, PA 4 B, and PA 5. Therefore, it should be redesignated as PA 2 or PA 3 as it more closely resembles and aligns with the intent of those Planning Areas.

### **Borough of Hopatcong**

Hopatcong Borough originally developed as a resort area which later became a year round residential community. This historical development pattern resulted in the proliferation of small residential lots and scattered small business districts serving their respective residential districts. This area of the Borough is primarily designated as PA 5, inconsistent with the current and future development patterns of the Borough. The existing developed areas of the Borough in PA 5 are also in the sewer service area, served by public water, and ranks medium-high in the NJ Smart Growth Explorer. For these reasons, the PA 5 designation does not accurately reflect the Borough's existing development pattern. A more accurate planning area designation would be PA 2, matching the adjacent Planning Area Designation of neighboring Stanhope Borough. As such, these areas should be redesignated as PA 2. The areas north and east of Lake Hopatcong, near its border with Byram Township, are undeveloped and located in the Highlands Preservation Area. There are also small pockets of PA 4 located south and east of the Preservation Area border. There are no issues with these designated planning areas.

### **Town of Newton**

The Town of Newton has historically served as the center of the County and was designated as a Regional Center in the 2001 State Development and Redevelopment Plan. It continues to operate as a regional economic hub for the County. However, the majority of the Town is designated as PA 5, which ignores reality and the conditions and development patterns that have existed for decades. The Town is almost entirely built-out, served by public sewer and water, and ranks medium-high in the NJ Smart Growth Explorer. It is also classified as urban land in the NJDEP 2020 Land Use Land Cover data. The portions of the Town as shown in the attached Town of Newton Consistency Review Map, should be redesignated as PA 2 to correctly align with existing development patterns.

### **Township of Sparta**

The Township of Sparta is primarily designated as PA 4, PA 4B, & PA 5. PA 4 is primarily concentrated in and around the Lake Mohawk Lake Community, with a small pocket located near the border with Franklin Borough. Given the existing development patterns of this area, its proximity to State Highway 15, lack of farmland soils and large, contiguous open space, forested and agriculture areas, PA 4 is not an appropriate designation. This area more accurately resembles PA 3. PA 4B is located in the northwestern corner of the Township where there are larger tracts of undeveloped land and is generally consistent with current and future development patterns, except for the area along State Highway 15. The 2007 Strategic Growth Plan identifies the area north of County Route 669 (Limecrest/Houses Corner Rd), along the easterly side of State Highway 15 to the border of Lafayette Township, as a Job Creation Center. Job Creation Centers are defined in the 2007 Strategic Growth Plan as areas located along major highways, and are the focus of industrial development, serving as employment centers for relatively intense land uses. These areas also serve to segregate important employment opportunities not compatible with residential use, from more residentially developed areas and correspond to Nodes as defined in the 2001 SDRP. The existing development patterns in this area are reflective of the Job Creation Center landscape, serving as a Commercial-Manufacturing Node, and having matured into a functional concentration of business and industry in the County. The westerly side of State Highway 15 also includes large commercial & retail developments, mixed-unit housing neighborhoods, an assisted living facility, and an industrial park served by sewer and water. Additionally this area is ranked medium in the NJ Smart Growth model. Perhaps most importantly, the only Class II Regional Freight Railroad in NJ is located in this area. This rail line plays a critical role in both Sussex County and New Jersey economies, serving the needs of local and regional deliveries as well as domestic and international trade. As such, this area is more characteristic of PA 3 rather than the PA4B designation.

## **Township of Stillwater**

The Township of Stillwater is generally designated as PA 4, PA 4B, PA 5, and PA 8. While these designations are mostly consistent with the future and current development patterns of the Township, the area designated as PA 4, surrounding Fairview Lake, is part of the Blair Creek Preserve and is permanently preserved open space. This area should be redesignated as PA 8. It is also recommended that other large tracts of permanently preserved open space which are owned and operated by a State entity, be designated as PA 8.

## **Borough of Sussex**

The Borough of Sussex is characterized by medium density residential neighborhoods with a mixed-use downtown core and is generally categorized as urban land in the 2020 Land Use Land Cover. State Route 23 bisects the Borough. The Borough is also served by sewer and water and has a medium high ranking per the NJ Smart Growth Explorer. It is currently designated as PA 4, but given that the Borough is largely built-out and has supportive infrastructure, this designation is not accurate. The Borough meets the intent and guiding criteria for PA 2 and therefore should be redesignated to PA 2.

## **Regional and Town Centers**

The County and several of its municipalities allocated substantial resources to obtain various Center designations as part of the 2001 SDRP planning efforts and 2007 Strategic Growth Plan and Plan Endorsement process. Although these designations have largely expired, the current and future development patterns in these areas remain consistent with the original Center criteria and the County is requesting the reinstatement of all Center designations approved as part of the 2001 SDRP and 2007 Plan Endorsement processes. These Center designations are crucial to the future vitality of the County and its municipalities. The 2007 Strategic Growth Plan successfully designated eleven Centers. They are:

- Newton Regional Center
- Andover Borough Town Center
- Hopatcong Town Center
- Stanhope Town Center
- Layton Village Town Center
- Hainesville Village Center
- Montague Village Center
- Sparta Town Center
- Vernon Town Center
- Byram Town Center
- Branchville Village Center

There is conflicting information shown across various State Plan Update mapping applications with regard to designated Centers. This conflicting data inhibits our ability to provide an accurate review of Center designated areas. However, Frankford Township has requested a planning area designation change to the Frankford Towne Center, located at the corner of Route 206 and County Route 565. This area is located in the sewer service area and has an approved site plan for a mixed-use development. Andover Township has also requested a planning area designation change for the area along Route 206 from its border with Newton to Stickles Pond Road. This area is identified as a Planned Village – Springdale in the NJ MAP State Plan Viewer. The Township is also requesting a designation change to match the remaining portions of the Route 206 redevelopment area.

Overall, the current State Planning Area framework captures the preservation and conservation priorities of Sussex County but imprecisely applies them in areas that are already developed and well served by infrastructure. The blanket application of PA5, in particular, fails to reflect local land use patterns, suppresses reinvestment, and restricts smart growth development opportunities. A more granular and flexible approach,

developed collaboratively with counties, will better align the State Plan with on-the-ground realities and support sustainable, locally guided development.

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

### Section 2.1: Issues & Recommendations to the SDRP to better meet local needs.

Sussex County supports the overarching premise of the Preliminary State Development and Redevelopment Plan Update, particularly its emphasis on smart growth, regional coordination, and infrastructure investment. However, the policy objectives and key concepts contained in the Preliminary Plan remain largely irrelevant and unobtainable for rural communities such as Sussex County. Rural development opportunities, programs, and strategies are not sufficiently addressed in the current Preliminary Plan Update.

To be a truly effective and equitable roadmap for the future, the State Plan must provide a balanced approach that strengthens all of New Jersey's regions. While cities and suburbs face complex redevelopment challenges, rural communities are equally in need of support to manage growth, preserve character, and sustain local economies. A more inclusive State Plan will not only strengthen planning outcomes but also foster greater local buy-in and long-term success.

The following issues highlight areas where the State Plan could be improved to more effectively address local needs.

#### **Issue: Metropolitan/Urban Focus**

The Preliminary State Plan continues to emphasize strategies tailored primarily to New Jersey's urban centers and developed suburban corridors. While these are worthy goals, the Plan gives disproportionate attention to metropolitan and suburban counties. This includes targeted investment areas, transit-oriented development and transportation infrastructure improvements, promoting urban revitalization, using housing as a catalyst for economic development, and focusing economic redevelopment in aging industrial cores. Only a handful of vague strategies are applicable to rural planning area categories.

#### **Recommendation:**

*Develop a dedicated rural planning framework or subchapter within the State Plan that articulates the needs, opportunities, and strategies specific to rural counties. This should include guidance on maintaining rural character, supporting small-scale agriculture, investing in rural infrastructure, preserving scenic and environmental resources, balanced smart growth, etc.*

#### **Issue: Lack of flexibility for local implementation**

The State Plan's implementation strategies remain broad and generalized, with limited opportunities for counties and municipalities to adapt state priorities to local conditions. This can present challenges for rural communities that face unique development pressures, environmental constraints, and funding limitations. Planning Area 5 discourages public infrastructure investment, even where existing systems require upgrades for environmental or public health reasons. These impede county and municipal efforts to update infrastructure and address septic failures.

#### **Recommendation:**

*Introduce a more flexible, regionally adaptable planning toolkit within the State Plan so that rural communities can advance state planning objectives in ways consistent with their local context while continuing to provide for targeted development and community sustainability.*

### **Issue: Insufficient Attention to Agricultural and Resource-Based Economies**

While the Plan acknowledges the importance of open space, farmland preservation, and historic, cultural & scenic resources, it does not provide a clear strategy for supporting the long-term viability of agriculture or resource-based economies in rural communities.

#### **Recommendation:**

*Explicitly incorporate agricultural & resource based economic development into the Plan's objectives. This could include innovative agriculture stewardship & marketing programs, food distribution improvements, removing regulatory barriers to encourage the growth of breweries, wineries, & agricultural product processing facilities, etc. Additional strategies to consider include increased funding and attention to the NJDOT Scenic Byway Program, allocation of historic preservation funding equitably across all regions, providing sufficient funding to tackle the deferred maintenance of existing state parkland facilities including the Paulinskill Valley Trail and Sussex Branch Trail.*

### **Issue: Transportation and Infrastructure Gaps**

Many rural counties face persistent challenges related to infrastructure maintenance, limited public transportation, and aging utility systems. Yet the Preliminary Plan disproportionately highlights transit-oriented development and other transportation issues in areas already served by mass transit.

#### **Recommendation:**

*Expand the infrastructure investment framework to include rural transportation corridors, bridge repair programs, and innovative rural mobility solutions (e.g., micro transit, demand-responsive services, etc.). Include rural broadband as a critical infrastructure priority.*

### **Issue: Need for Enhanced Intergovernmental Coordination**

The coordinating efforts identified in the Preliminary Draft Plan leave out areas of the State that are not subject to regional planning agencies or authorities. The Plan identifies areas of critical concern that include the Delaware Water Gap National Recreation Area and the Skylands Region, but the Preliminary Plan does not include a single policy or strategy specific to these regions or areas. The Plan should, at a minimum, define “area of critical concern” and identify these areas on the State Plan Update Map.

#### **Recommendation:**

*The Delaware Water Gap National Recreation Area is a valuable scenic and natural resource. As such, the State could work with federal partners to provide better public access and tourism opportunities on the New Jersey side. The State could also look to follow similar management structures as the Upper Delaware Scenic & Recreational River, a National Wild & Scenic River also managed by the National Park Service. Unlike the DWGNRA, the management of the Upper Delaware Scenic River is overseen by the Upper Delaware Council, a partnership of the Federal government, two States, and all local governments which border the 73.4 mile designated Delaware River. The State of New Jersey should work with the federal government to explore the creation of a similar organization for the DWGNRA.*

*Additionally, the State should explore New York's regionalized approach to economic development and planning. New York established 10 Regional Economic Development Councils (REDCs). Each REDC is made up of members of the public and local business, education, and community leaders to help direct State investment in support of job creation and economic growth. The Councils work to identify local priorities and assets and develop out regional strategic plans. Each REDC advises NY state agencies on the programs and projects most valuable to the region and ensuring collaboration between local authorities and state agencies. This approach would increase local implementation and buy-in of the State Plan.*

## **Issue: Conflicting Goals between the NJ Preliminary State Plan and Municipal Affordable Housing Obligations.**

Two competing mandates that directly impact our communities are the State's policy to limit development in environmentally sensitive and rural areas (Planning Areas 4B and 5), and the court-mandated requirement for municipalities to meet their fair share of affordable housing under the Mount Laurel doctrine. While both objectives, the preservation of natural resources and housing equity, are essential to sound planning, the lack of integration between the State Plan and affordable housing mandates has created growing tensions at the local level, especially for rural communities.

The Preliminary State Plan designates PA4B (Rural/Environmentally Sensitive Planning Area) and PA5 (Environmentally Sensitive Planning Area) as areas where growth should be strongly discouraged due to the presence of important ecological resources, limited infrastructure, and a rural development pattern. However, these areas also encompass municipalities who have legal affordable housing obligations, some of which are significant in scale due to court settlements or other negotiations. These municipalities are struggling to identify realistic opportunities for affordable housing while operating within a framework that discourages expansion of public utilities and development intensity in their municipalities. How are municipalities expected to meet their affordable housing obligations without being in direct conflict with the State Plan's goals and objectives for PA 4B and PA 5, which discourage the extension of sewer and water services in these planning areas?

### **Recommendation:**

*The State Planning Commission and the Department of Community Affairs (DCA) should work together to ensure that municipal housing obligations are compatible with State Plan planning area designations. The State Plan should explicitly recognize the constitutional obligation to provide affordable housing and offer planning tools or guidance to help municipalities meet this mandate within sensitive planning areas. The State should also offer targeted infrastructure investment or allow utility expansion to support compliance.*

## **Issue: Refinement of the State Planning Area Designations**

The State Planning Commission should undertake a more in depth analysis of PA5 designations to accurately reflect current development patterns and infrastructure presence. Areas with sewer service, public water, and higher densities should be considered for reclassification to PA2 (Suburban Planning Area) or a new transitional category acknowledging built environments within rural counties.

### **Recommendation:**

*Removing the adjacency criteria for PA 2 and PA 3 should be explored. Additionally, a new subcategory that recognizes the unique needs of rural municipalities and fully built neighborhoods within rural counties should be created. This category would support appropriate development and public investment without compromising the broader goals of PA4, PA 4B, & PA5.*

*The Rural Community Planning Area (PA 4C) is intended for rural municipalities or existing sections of rural communities where modest, well-planned growth can be directed toward compact, walkable, mixed-use centers that reinforce traditional development patterns, support local economies, and minimize sprawl. This would codify the Center concept as a distinct planning area and could alleviate some of the challenges rural municipalities face related to Center designation and Plan Endorsement process. The Rural Community Planning Area would:*

- *Encourage context-sensitive infill and redevelopment in rural hamlets or villages*
- *Support small-scale commercial uses, housing diversity, and civic space within existing or planned RC planning areas.*

- *Preserve surrounding farmland, forests, and sensitive natural resources through focused growth boundaries*
- *Enable infrastructure improvements (e.g., water/sewer upgrades, roads, bridges, etc.) tied directly to designated centers and areas ranked medium and medium-high in the NJ Smart Growth Explorer.*
- *Priority eligibility for rural infrastructure funding (e.g., broadband, water, sewer, transportation)*
- *Foster rural vitality without suburbanization*
- *Projects in this area that meet certain parameters should be automatically deemed consistent with a local WQMP Plan.*

<b>Feature</b>	<b>Description</b>
<b>Defined Growth Boundary</b>	<i>Clearly delineated limits for future development to prevent scattered sprawl</i>
<b>Compact Development Pattern</b>	<i>Encourages density similar to historic rural centers (4–8 DU/acre) with a mix of residential and small-scale commercial</i>
<b>Walkability &amp; Connectivity</b>	<i>Emphasizes sidewalks, trails, and street grids rather than auto-centric layouts</i>
<b>Affordable and Workforce Housing</b>	<i>Includes provisions to provide affordable housing development that fit rural scale</i>

## **Issue: Plan Endorsement Process**

Pursuing Plan Endorsement through the New Jersey State Planning Commission requires a substantial commitment from local governments in terms of staff time and financial investment. For many municipalities, particularly those in rural or economically constrained areas, these requirements are often too burdensome.

Rural communities, many of which would stand to gain the most out of Plan Endorsement, are often discouraged from participating due to the complexity and administrative burden of the process. Rural municipalities are also often unable to meet the State's expectations for plan preparation and submission due to limited municipal budgets, small or part-time municipal staff, and limited access to planning consultants.

As a result, participation in the Plan Endorsement process remains disproportionately low among rural communities and further contributes to regional disparities. Without revisions to the Plan Endorsement process, advancing statewide planning objectives in rural regions remains unobtainable.

## **Recommendation:**

*The State should establish a dedicated technical assistance program in partnership with the DCA Local Planning Services Division to provide technical support to petitioning municipalities. It also should allocate a dedicated funding source to assist rural and under-resourced municipalities in the preparation of plan endorsement activities, similar to plan conformance grants that are available from the Highlands Council. Long-term recommendations should include an overhaul of the current endorsement process into one that is more streamlined and simplified, focusing on core SDRP objectives, and should result in meaningful opportunities for municipalities and counties that participate. These could include reduced regulatory burdens for infrastructure projects and priority consideration for State funding programs. The County received Plan Endorsement in 2007, but it has not resulted in any substantial benefits or incentives from the State.*

## **Issue: Cross Acceptance Process**

A significant challenge in participating in the current State Development and Redevelopment Plan Update has been the unreasonably compressed timeframe that the State Planning Commission has imposed on municipal and county governments to provide input. The cross acceptance process requires counties and municipalities to conduct a thorough review of complex and technical planning reports and studies, assess their alignment with local land use goals, and engage elected officials and the public in a meaningful dialogue. By requiring an extremely constrained schedule, counties and municipalities struggled to meet these unreasonable timelines. As a result, several submissions are incomplete and lack the necessary analysis to fully reflect local priorities and concerns. In some cases, municipalities have been unable to respond at all. The State's current approach undermines the intent of cross acceptance, which is to foster coordination and collaboration between all levels of government. Instead, this constrained timeframe has led to a check the box exercise, where procedural deadlines have taken precedence over substantive engagement and thoughtful participation.

### ***Recommendation:***

The State should follow the timeframes and schedule provided to counties and municipalities in prior State Plan efforts. This would restore the effectiveness of the State Plan and allow municipal and county governments to provide thoughtful, informed responses.

## **Section 2.2: How County Plans will be modified in order to create a greater degree of consistency.**

The County will use relevant goals, objectives, & strategies identified in the Preliminary Plan Update to guide the development of future master plan documents, reports, and studies.

## **Section 2.3: Recommendations for State Agency Implementation**

While the State Development and Redevelopment Plan (SDRP) is intended as a non-regulatory policy guidance document, in practice, various state agencies rely on it to inform and justify regulatory decisions. This includes decisions related to infrastructure investment, NJDEP permitting, transportation planning, and economic development funding. Although use of the State Plan to guide agency actions is not inherently problematic, it can produce unintended consequences when the planning area designations do not accurately reflect the local context.

Inaccurate or outdated planning area designations can misrepresent the character and function of an area to state agencies. For counties and municipalities that are mischaracterized this can have significant impact, especially those designated as environmentally sensitive or low-growth, despite the presence of existing infrastructure and development. Some of these issues include the denial of funding opportunities, additional regulatory hurdles, and the diversion of state resources away from communities that may actually be well situated for sustainable development and revitalization. This is particularly impacts communities that have approved sewer service areas removed by NJDEP.

It is essential that the State Plan be regularly updated, that local input is meaningfully integrated into designation decisions, and that state agencies implement the Plan using authenticated and verifiable data of local conditions.

Many state agency grant and regulatory programs are developed around the needs and issues of the state's urban and developed suburban communities, leaving rural areas at a disadvantage. As a result, there has been limited State investment in PA 4, PA 4B, and PA 5 areas in Sussex County, aside from open space and farmland preservation funding programs.

Consequently, as more land is preserved through state-funded open space & farmland preservation programs, the cumulative fiscal impact of preservation has become more pronounced. Core services such as public safety, road maintenance, education, and infrastructure improvements must continue to be funded, but with fewer taxable parcels contributing to the revenue stream. This creates a fiscal imbalance, especially in communities with low population densities and limited commercial or industrial activity to help offset the loss.

While land preservation provides long-term environmental, recreational, and quality-of-life benefits, it also reduces the amount of developable land and limits the County's property tax base. In rural counties with already limited ratables, this places a disproportionate financial burden on the remaining taxpayers, including homeowners and small businesses.

Without mechanisms to compensate for this revenue loss, such as state payment programs, targeted economic development strategies, or other development incentives, the high rate of permanent preservation can strain local government finances and long-term fiscal sustainability. This is especially problematic for Sussex County, which has approximately 47% of its land base permanently preserved. If the State continues to focus preservation efforts in Sussex County, it should provide additional financial and regulatory incentives to our local communities.

## **Section 2.4: Negotiating Agenda**

- A. Review of Section 1.1
- B. Review of Section 1.2
- C. Review of Section 1.4
- D. Review of Section 2.1
- E. Review of Section 2.3
- F. Proposed Map Changes

## **Section 2.5: Areas to be protected, areas identified as sprawl, and vulnerable areas**

The County's Open Space Plan recognizes the importance of protecting the following areas: lands which protect the quantity and quality of water resources; rivers, lakes, and streams; scenic vistas; contiguous threatened and endangered species habitat; and land and sites with historic values. Vulnerable areas are identified as areas that experience flooding or other environmental concerns. These areas are mapped in the Environmental Features map included in the appendix.

## **Section 2.6: Open Space Program**

The County's most recent Open Space & Recreation Plan was adopted in 2016. The County Open Space, Farmland Preservation, & Recreation Tax Levy was last authorized by voters in 2015. This annual levy is set by the Board of County Commissioners each year.

## **Section 2.7: Sustainable Jersey Participation**

The County is not a member of Sustainable Jersey.

## **Section 2.8: Land Use Planning Goals & Priorities**

The 2007 Strategic Growth Plan includes the following relevant planning goals and priorities (which are not in any particular order of importance):

1. Maintain the quality of life in Sussex County
2. Encourage protection of agricultural production areas
3. Protect private property rights
4. Preserve environmentally sensitive areas
5. Maintain and enhance surface and groundwater quality/water quantity
6. Direct future growth into areas which can support and sustain proposed development uses, intensity, and economic development opportunities.

## **Section 2.9: Negotiating Committee Members**

Chris Carney, Commissioner Director

Concetto Formica, Planning Board Chairman

John Sheldon, Planning Board Member

Bill Koppenaal, County Engineer

Autumn Sylvester, Planning Director

## **Section 2.10: Translator Need for public hearings**

A translator is not required for public hearings.

# **APPENDIX**

## **A. Cross Acceptance Maps**

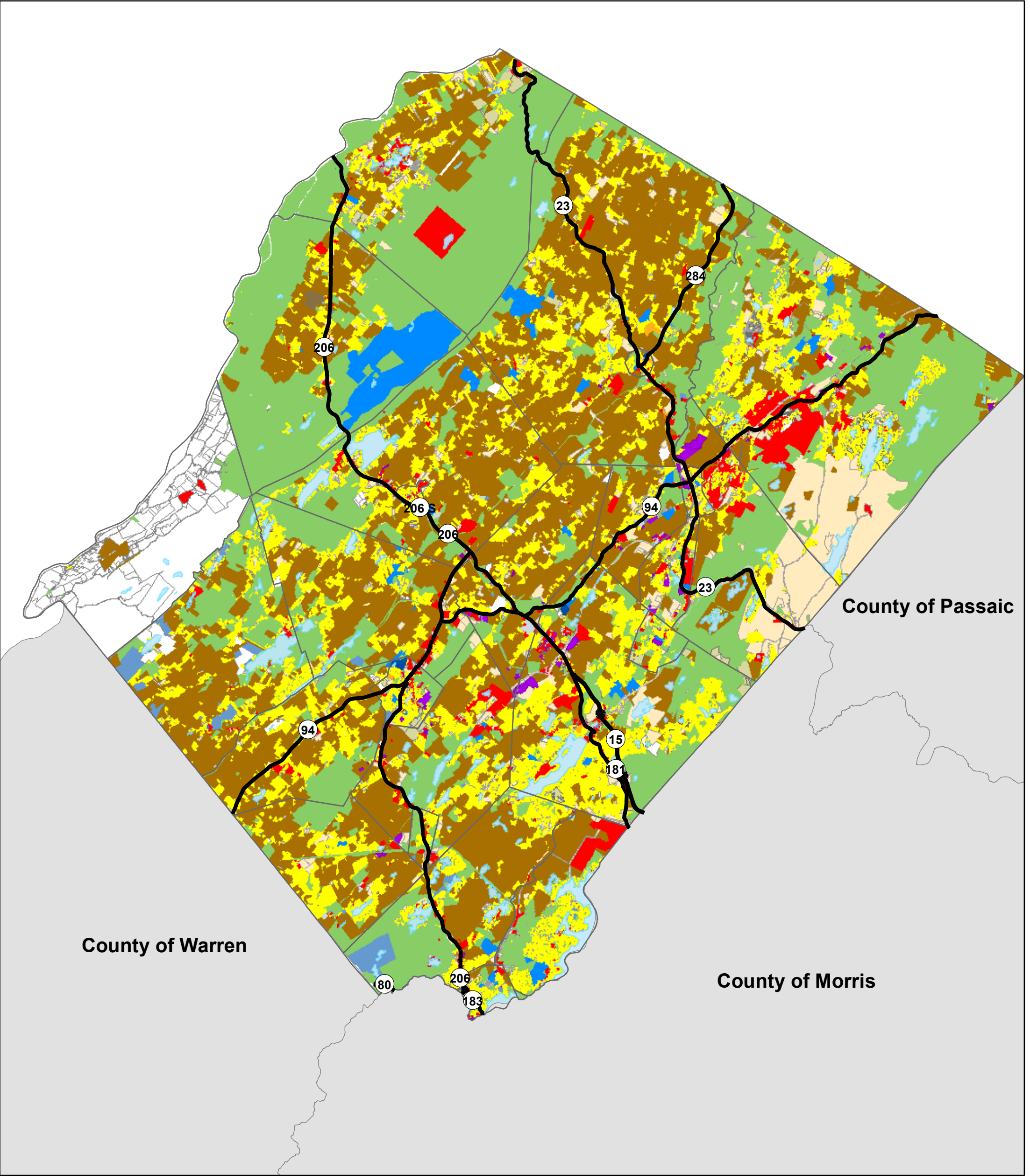
Environmental Features  
Existing Land Use  
Land Use Land Cover  
Soils  
State Planning Areas  
Transportation  
Utilities

## **B. Municipal CARTs**

Andover Borough  
Andover Township  
Branchville Borough  
Frankford Township  
Franklin Borough  
Fredon Township  
Hamburg Borough  
Hampton Township  
Lafayette Township  
Montague Township  
Newton Town  
Ogdensburg Borough  
Sandyston Township  
Sparta Township  
Stillwater Township  
Sussex Borough

## **C. Inventory of County Planning Documents**














# Land Use by Tax Classification

County of Sussex  
May 2025

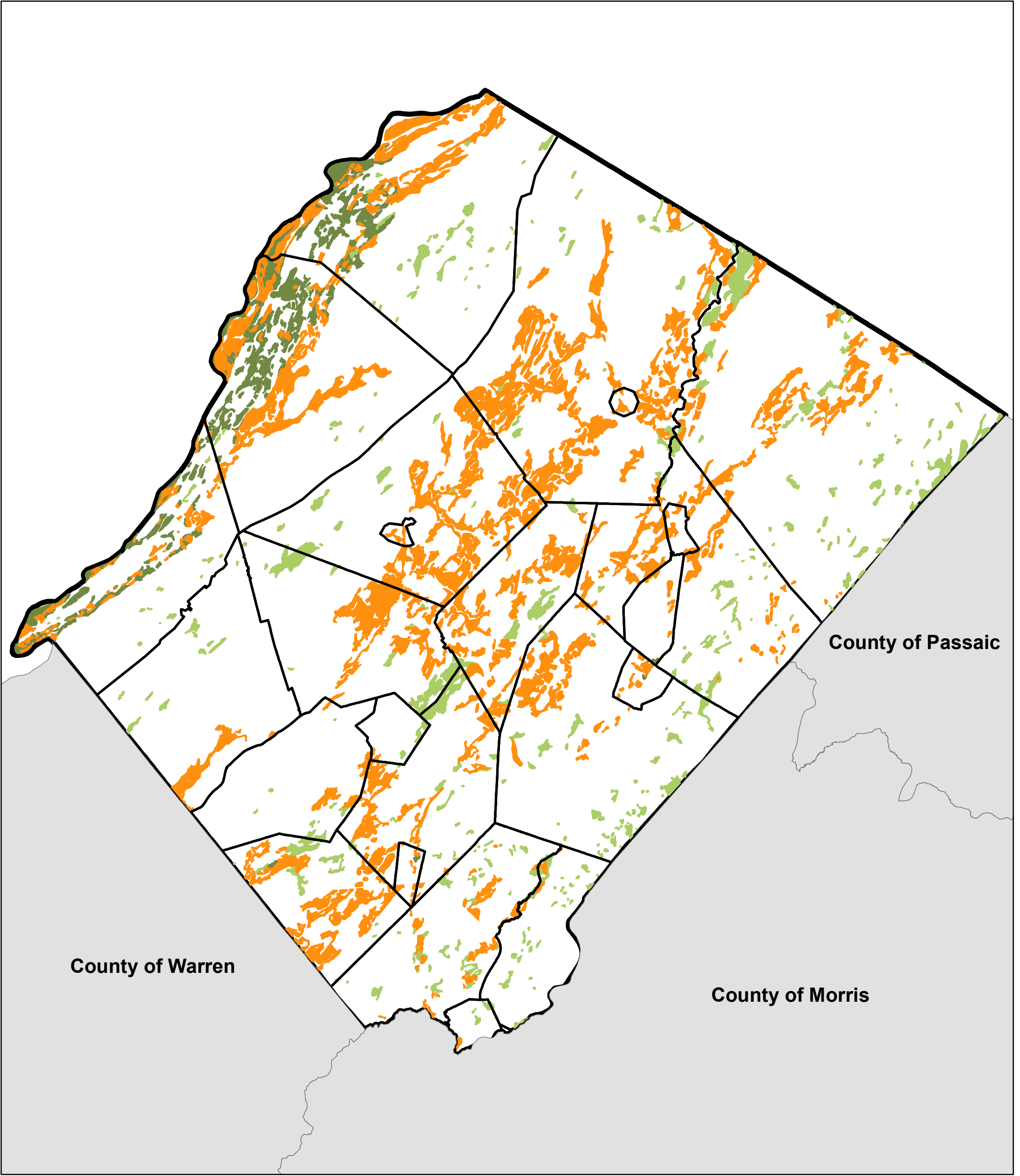


Source: MOD-IV Database, County of Sussex, NJDEP, NJOGIS

- |   |   |   |
|---|---|---|
|  No Classification           |  Class 4B - Industrial              |  Class 15C - Public Property       |
|  Class 1 - Vacant Land       |  Class 4C - Apartment               |  Class 15D - Church & Charitable   |
|  Class 2 - Residential       |  Class 5A - Railroad Class I        |  Class 15E - Cemetary & Graveyards |
|  Class 3A - Farm (House)     |  Class 5B - Railroad Class II       |  Class 15F - Other Exempt          |
|  Class 3B - Farm (Qualified) |  Class 15A - Public School Property |   |
|  Class 4A - Commercial       |  Class 15B - Other School Property  |   |

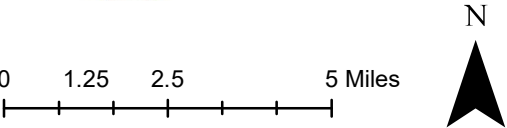


0 1.25 2.5 5 Miles



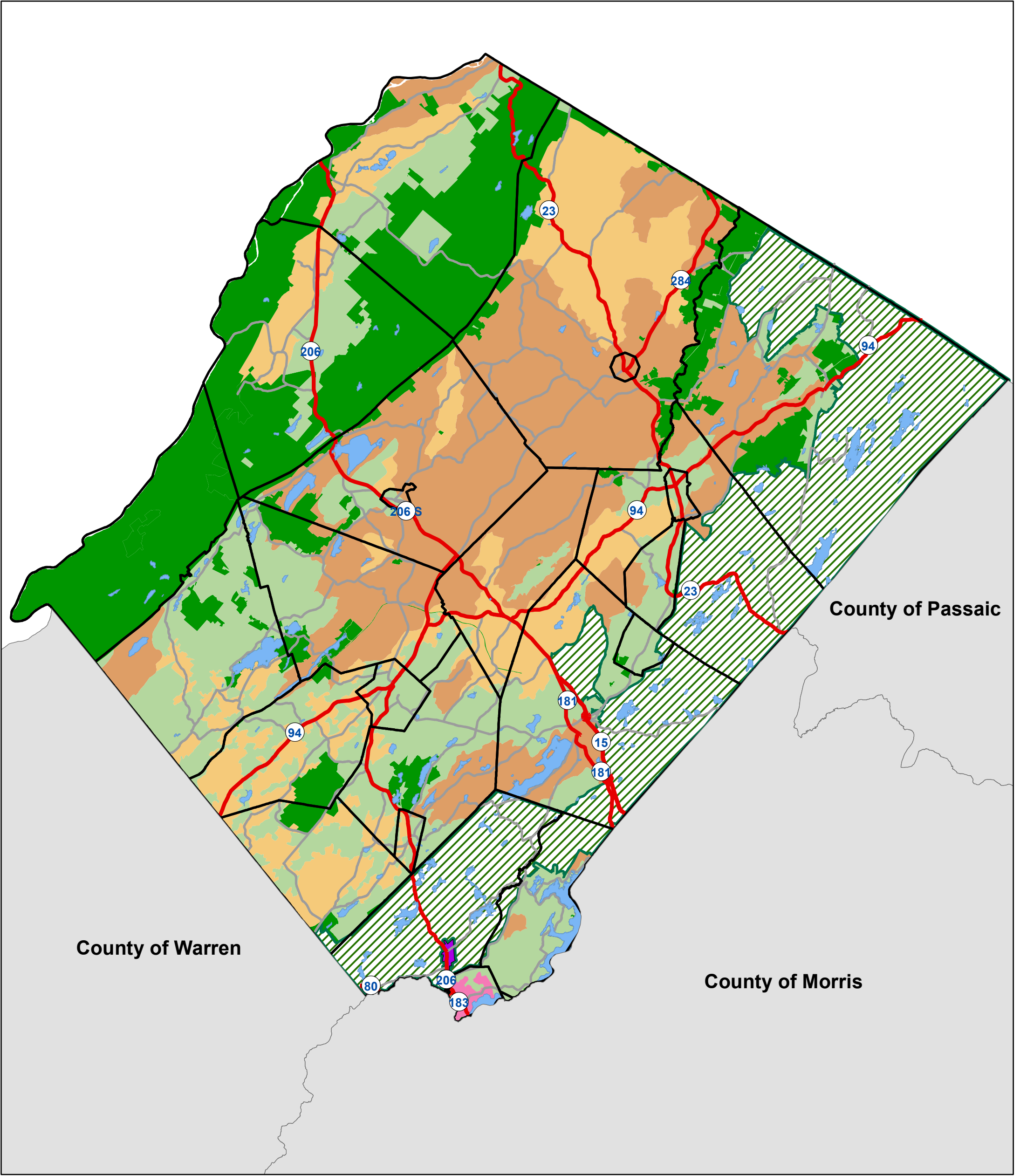
# Important Farmland Soils

County of Sussex  
May 2025



- Farmland Soil Type**
- All Areas are Prime Farmland
  - Farmland of Statewide Importance
  - Farmland of Statewide Importance, if drained
  - Farmland of Unique Importance

Source: County of Sussex, NJDEP, NJOGIS,




# State Planning Areas

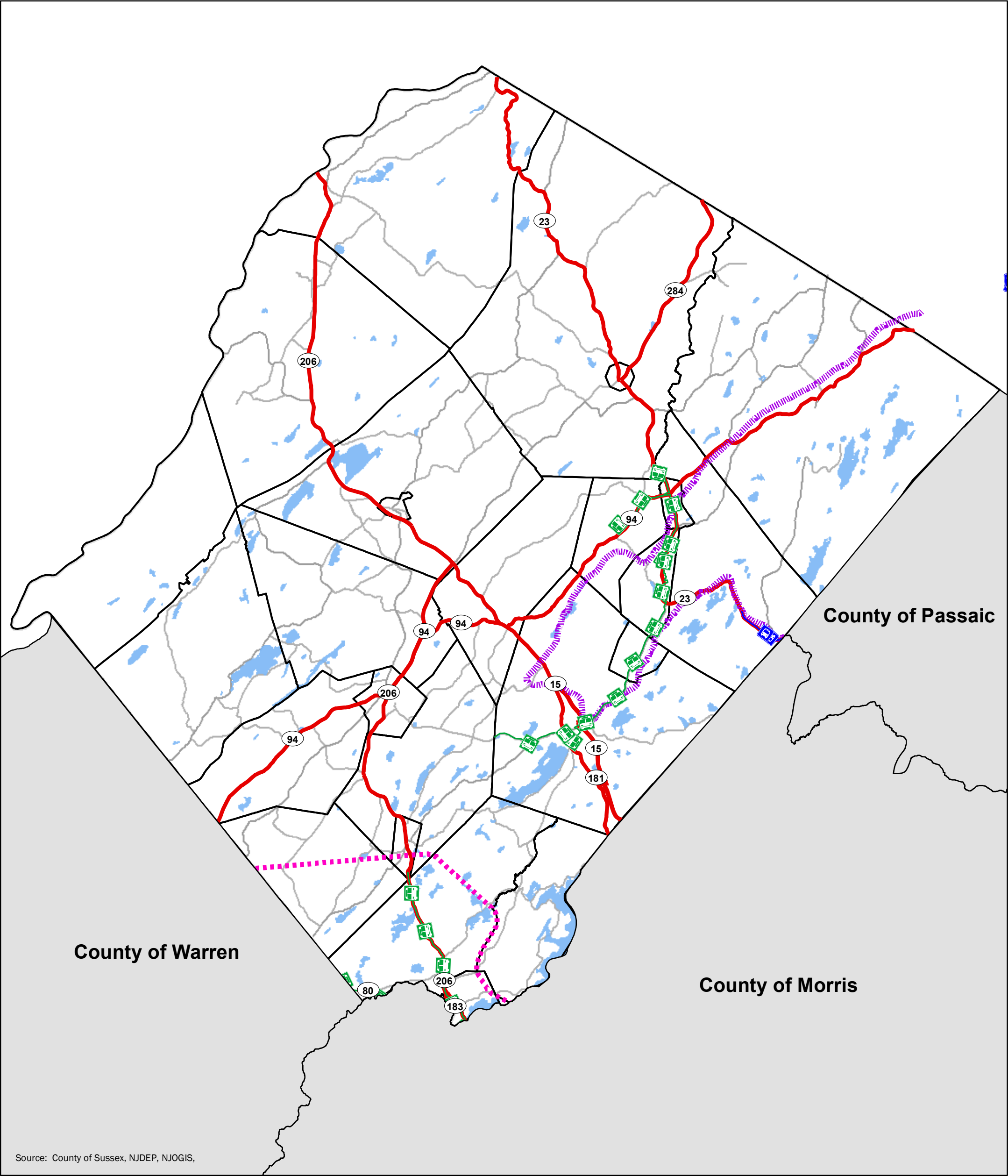
County of Sussex  
May 2025



## State Planning Areas

- |  |                       |   |              |
|--|-----------------------|---|--------------|
|  | PA 2: SUBURBAN        |  | PA 8: PARK   |
|  | PA 4: RURAL           |  | HIGHLANDS    |
|  | PA 4B: RURAL ENV SENS |  | HIGHLANDS PA |
|  | PA 5: ENV SENS        |  | WATER        |

Source: County of Sussex,  
NJDEP, NJOGIS,



Source: County of Sussex, NJDEP, NJOGIS,

# Transportation Map

County of Sussex  
May 2025



0 1.25 2.5 5 Miles




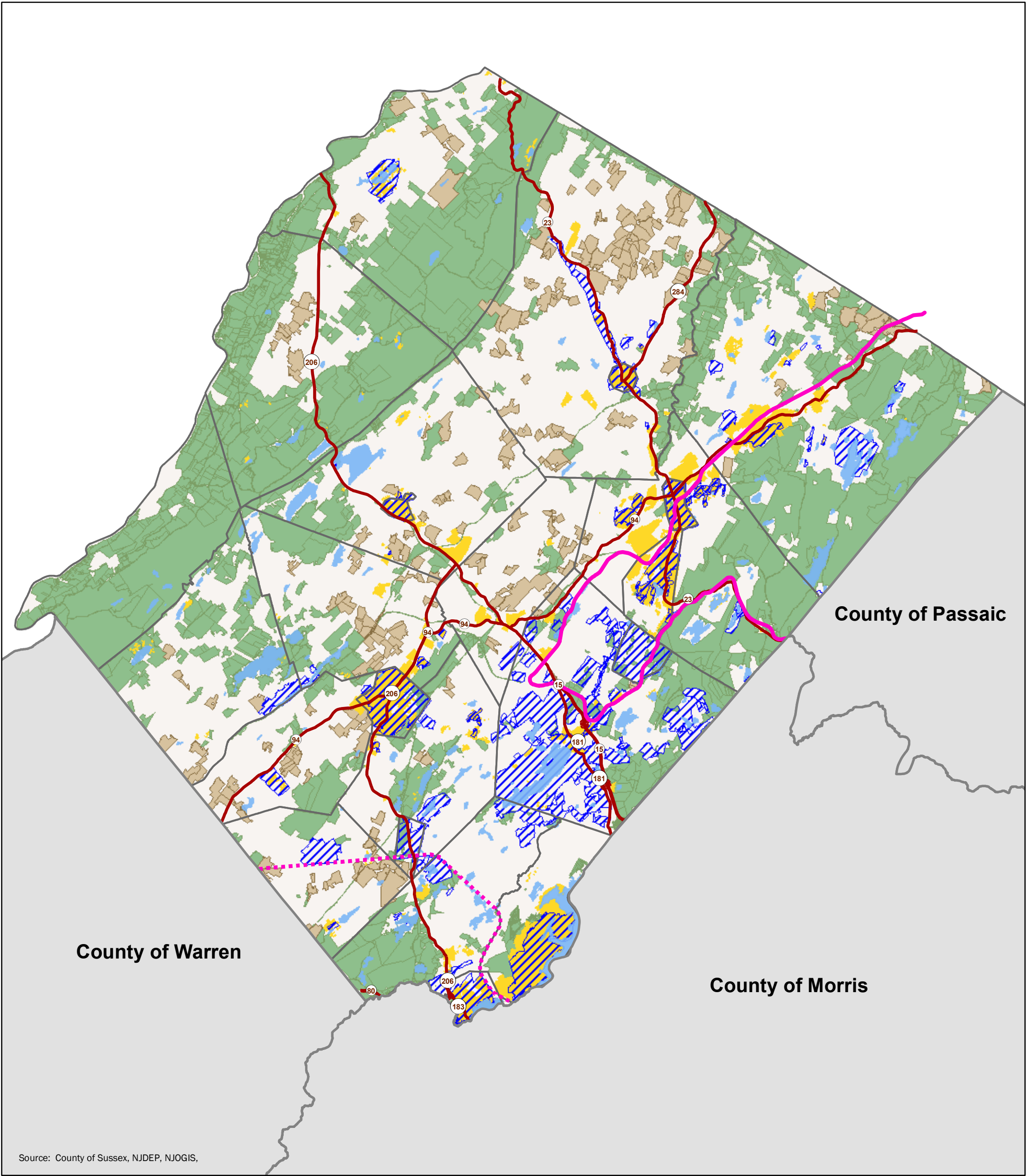
State Routes 

Private Bus Routes 

NJ Transit Bus Routes 

NYS&W Freight Rail Line 

NJ Transit Passenger Rail Line - Under Construction 



Source: County of Sussex, NJDEP, NJOGIS,








# Utilities Map

County of Sussex  
May 2025



0 1.25 2.5 5 Miles



-  Water Purveyor Service Area
-  Sewer Service Area
-  Preserved Farmland
-  Preserved Public Lands
-  State Routes
-  NYS&W Freight Rail Line
-  NJ Transit Passenger Rail - Under Construction

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## A.2 Cross-Acceptance Response Template

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

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

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

- ☒ Most recent adopted Master Plan and any draft elements currently being considered
- ☒ 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)

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

The Borough's planning efforts are largely consistent with the updated State Plan goals, which include addressing climate change and its impacts, as well as equity. As of the 2001 State Plan, there was a designated Town Center that encompassed most of the western half of the Borough. This designation has since lapsed. A recognition of the Borough as a center would make sense as it is naturally a center for the area based on historic development patterns.

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

The Borough will continue to incorporate the statewide goals and objectives identified in the State Plan as they relate to Andover Borough's planning efforts.

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

The Borough is primarily in the PA5 - Environmentally Sensitive Planning Area. PA4B - Rural Environmentally Sensitive comprises much of the western portion of the Borough. PA4b is generally consistent with the existing farmland, however, most of the PA5 area is developed- particularly along Route 206. A State Plan designation of PA3 would be more appropriate for the developed areas of the Borough as it is a small but relatively densely developed area.

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

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

The Planning Areas should be updated as discussed.

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

The new Statewide goals concerning climate change and equity will be incorporated into future planning efforts.

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3. Provide comments and recommendations regarding State agency implementation of the State Plan including any applicable agency or program, as well as, make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.

The State Plan should recognize existing centers that are naturally centers based on existing development patterns.

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

5. Identify areas to be protected and areas where sprawl (low density auto-dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.

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

An Open Space, Parks and Recreation Plan Element was adopted in 2017. The Open Space, Recreation, Farmland, And Historic Preservation Trust Fund is established in § 19-7 and provides for a dedicated tax of between \$0.01 and \$0.04 per \$100 of assessed valuation.

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

Andover Borough registered with Sustainable Jersey on 8/20/2013, but does not currently have a Sustainable Jersey Certification. The Borough does not have an Environmental Commission or a Green Team.

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

From the 2017 Reexamination Report:

1. To preserve the small town rural character and to promote the unique sense of place.
2. To provide opportunities for growth and development in appropriate areas that complement rather than negatively impact existing character.
3. To preserve and rehabilitate the Borough's historic sites and districts

9. Please list the Negotiating Committee members:

John Morgan

Heidi Daschko

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

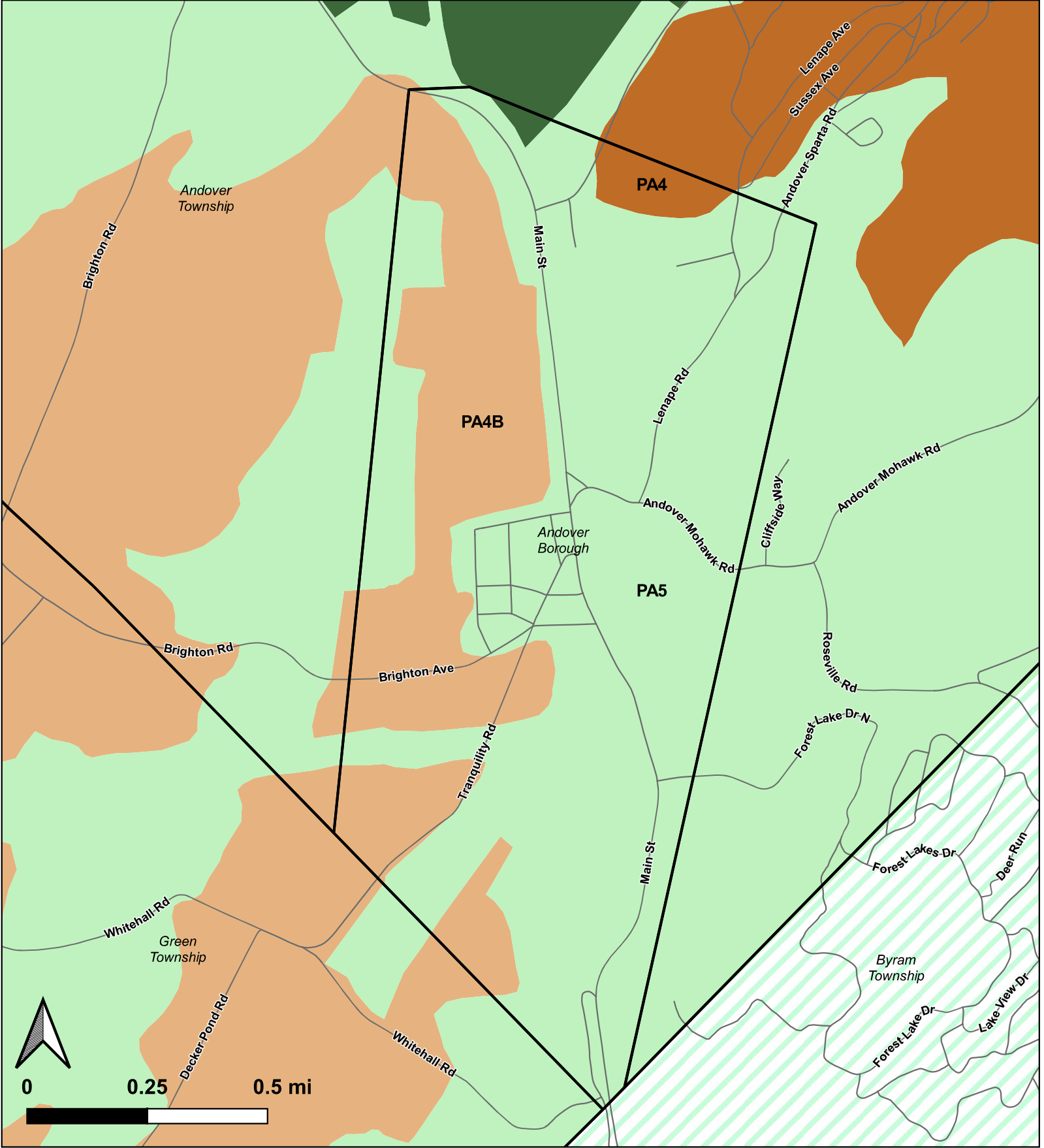
No.

11. Additional comment(s):

The PA map should be updated as noted.

Andover Borough Planning Documents:

1. 2017 Master Plan Reexamination Report & Update
2. 2011 Zoning Map
3. 2006 Master Plan Reexamination Report
4. 1998 Master Plan
5. 1996 master Plan Reexamination Report
6. 1988 Master Plan
7. 1971 Zoning (§ 134)



State Development and Redevelopment Plan  
Planning Areas

*Andover Borough, Sussex County*



Municipal Bounds

State Planning Areas

-  PA4 Rural
-  PA4B Rural Environmentally Sensitive
-  PA5 Environmentally Sensitive
-  Highlands Preservation Area

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## A.2 Cross-Acceptance Response Template

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**Your Municipality:** Andover Township

**Your Name / Title:** HGA

**Your Email Address:**

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

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

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

- |  |                               |
|--|-------------------------------|
| <input checked="" type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered                              | 2025                          |
| <input type="checkbox"/> Master Plan Reexamination Report(s)   | Click or tap to enter a date. |
| <input type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32  | Click or tap to enter a date. |
| <input type="checkbox"/> Land use map  | Click or tap to enter a date. |
| <input checked="" type="checkbox"/> Zoning Ordinance and other land development standards  | Click or tap to enter a date. |
| <input checked="" type="checkbox"/> Zoning map and schedule  | 2025                          |
| <input checked="" type="checkbox"/> Redevelopment Plans  | 2022                          |
| <input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans  | 2008                          |
| <input checked="" type="checkbox"/> Natural Resource Inventory   | 2025                          |
| <input checked="" type="checkbox"/> Recreation and Open Space Inventory (ROSI)   | 2023                          |
| <input checked="" type="checkbox"/> Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL) | 2022                          |
| <input type="checkbox"/> Resource protection ordinances  | Click or tap to enter a date. |
| <input checked="" type="checkbox"/> Farmland Preservation/Agricultural Retention Plan  | 2025                          |

☒ Any other adopted planning documents (e.g. 2025  
Stormwater Management Plan, Wastewater Management  
Plan, Capital Improvement Plan)

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

**Equity-** Not consistent. Andover does not discuss equity in its planning documents.

**Climate change-** Highly Consistent. Andover completed a climate change hazard vulnerability assessment. This assessment contains detailed overviews of risks as well as possible solutions to mitigate them.

**Natural & water resources-** Highly Consistent. Andover references natural and water resources preservation throughout its planning documents and addresses the topic through several angles. Their code requires EIS for certain developments. They have performed resources mapping. Initiatives are implemented to preserve lands, keep water and air clean, and protect farmlands. There is even a chapter in the Township's code dedicated to flood damage prevention.

**Clean up Pollution-** Somewhat consistent. There is mapping of contaminated sights but no clear programming to remediate them. There are goals laid out in planning documents to promote recycling and reduce the waste stream but no discussion of what initiatives have actually been put in place.

**Facilities & infrastructure-** Consistent. Andover is effective in inventorying its infrastructure as it relates to disaster management and capital improvement planning. There are numerous goals to improve vehicular traffic, expand pedestrian and bike networks, and implement Complete Streets. There are also goals to expand the Township's existing trail network.

**Housing-** Consistent. Andover has been participating in the affordable housing round since the early 200's and received substantive certification towards the later end of the Third Round. There are multiple goals to improve the locating of housing, encourage senior housing, add an inclusionary housing overlay, and fine tune housing densities to be better coordinated with Andover's character.

**Economic-** Somewhat consistent. Planning documents lightly touch on economic development as a goal but do not directly address initiatives, programming, timelines for goals etc. The redevelopment plan for Route 206 divides the redevelopment areas between commercial and residential uses, therefore encouraging some economic development.

**Historic & recreational resources-** Consistent. Andover has a comprehensive open space plan designed to improve residents' wellbeing through the protection and accumulation of parks, open spaces, trails, and recreation facilities. There is mapping done of pre-existing outdoor resources. Other planning documents set goals for historic preservation and there is a historic preservation ordinance although there is no up-to-date inventory of sites or a historic preservation commission.

**Revitalization-** Highly consistent. Andover encourages through several avenues the curbing of sprawl and is using redevelopment planning to encourage the formation of a hamlet along Route 206. There are goals to improve the visuals of commercial corridors.

Route 206 redevelopment plan encourages patches of commercial development as well as a residential district earmarked for higher density housing, affordable housing, and mixed use buildings. The Mulford Redevelopment area is dedicated to residential development, calling out senior and group homes.

**Sound planning-** Consistent. Andover overall incorporates Smart Growth principles and provides an analysis demonstrating that its zoning and land usage is mostly consistent with the neighboring municipalities.

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

Andover Township will use relevant Goals, Objectives, & Strategies identified in the Final State Development and Redevelopment Plan Update to guide the development of future master plan documents, reports, and studies. This will occur as time and resources allow.

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

Andover is largely categorized as PA 5 with large sections of PA 4, PA 4B, and Park. Given Andover's desire to preserve its rural character, protect its farmland, and defend its natural resources, the planning area designations are well suited. However, the planning areas would be even better suited if the Route 206 redevelopment area was redesignated as a more developable planning area. This is especially true considering how this redevelopment is being used to concentrate development and keep natural lands safe.

## 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.**

Given that Andover is so covered with natural resources and sensitive lands, the actual land area available to develop within is limited, especially considering the Township's enthusiasm to maintain this. Rather than apply all of the goals equally to all municipalities, if the State Plan were to designate certain subgoals to certain planning areas then consistency would be more realistic.

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

Andover is mostly aligned with State Plan goals already. The Township will continue to utilize redevelopment planning to invigorate economic development and can consider how said economic activity can be designed to address any pre-existing inequities.

3. **Provide comments and recommendations regarding State agency implementation of the State Plan including any applicable agency or program, as well as make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.**

Again, if the State Plan were to be more closely curated to a municipality's form and function, implementation would be more realistic, especially for rural communities with limited resources.

4. **Identify areas to be protected and areas where sprawl (low-density auto-dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.**

The Townships many open water bodies and the network of streams connecting them should continue to be protected. This protection extends to the associated wetlands and flood hazard areas. Andover has managed to limit excessive sprawl but efforts will continue to concentrate development and densification into already developed areas, and especially into the redevelopment areas.

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

☒ Open Space Plan

☒ Open Space Tax

☐ Other

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

☒ Yes

☐ No

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

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

- 1) Redevelopment of Route 206
- 2) Preserving open space, natural resources, and farmland
- 3) Providing housing for a range of populations and needs

8. **Additional comments:**

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## A.2 Cross-Acceptance Response Template

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**Your Municipality:** Branchville Borough

**Your Name / Title:** HGA

**Your Email Address:**

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

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

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

- |   |                               |
|---|-------------------------------|
| <input checked="" type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered                   | 2018                          |
| <input type="checkbox"/> Master Plan Reexamination Report(s)  | Click or tap to enter a date. |
| <input type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32   | Click or tap to enter a date. |
| <input checked="" type="checkbox"/> Land use map  | 2018                          |
| <input checked="" type="checkbox"/> Zoning Ordinance and other land development standards   | Click or tap to enter a date. |
| <input checked="" type="checkbox"/> Zoning map and schedule   | 2018                          |
| <input type="checkbox"/> Redevelopment Plans  | Click or tap to enter a date. |
| <input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans   | 2018                          |
| <input checked="" type="checkbox"/> Natural Resource Inventory  | 2018                          |
| <input type="checkbox"/> Recreation and Open Space Inventory (ROSI)   | Click or tap to enter a date. |
| <input type="checkbox"/> Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL) | Click or tap to enter a date. |
| <input type="checkbox"/> Resource protection ordinances   | Click or tap to enter a date. |

☐ Farmland Preservation/Agricultural Retention Plan

Click or tap to enter a date.

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

Click or tap to enter a date.

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

**Equity-** Not consistent but difficult to address for such a small municipality. There is no mention of equity in Branchville's planning documents.

**Climate change-** Not consistent. There is no discussion of climate change or disaster mitigation.

**Natural and water resources-** Somewhat consistent but difficult to address for such a small and built-out municipality. There is a natural resource inventory that is referenced when reviewing development applications. Most of the land is already built out so there are little resources left to conserve. The two streams running through Branchville have very limited wetland and floodplain areas associated with them. No programming is in place to protect the streams.

**Cleanup Pollution-** Not consistent but difficult to address for such a small municipality. There is no discussion of contaminated sites or remediation efforts. There is a mention in the master plan of the statewide recycling mandate but no discussion of implementation.

**Infrastructure-** Somewhat consistent but difficult to address for such a small municipality. There are only a couple municipal buildings in Branchville and there are capital improvement plans related to them. A project to extend sewer service throughout Branchville was completed in 2017. There are goals to improve streetscapes, especially around Main Street. Most through traffic is diverted by Route 206.

**Housing-** Somewhat consistent but difficult to address for such a small municipality. Branchville has participated in the affordable housing rounds for over 20 years. There is a group home and planning documents have identified several sites for inclusionary development. Most residential areas are zoned for single-family dwellings but more recently a zone has been added that accommodates multifamily.

**Economic Development-** Somewhat consistent but difficult to address for such a small municipality. Branchville is a historic Main Street town and aims to maintain the Main Street thoroughfare, thereby supporting the commercial activity in the area. There are no other goals or initiatives explicitly related to economic development.

**Historic and Recreational Resources-** Somewhat consistent but difficult to address for such a small municipality. There are 2 municipal parks that host some recreational uses. There is a goal to expand upon these. The Master Plan contains a historic preservation element and Branchville hired a historic preservation specialist to do a study of the Borough in 2005. No ordinances, historic designations, or committees were born of it.

**Revitalizing-** Somewhat consistent but difficult to address for such a small municipality. There are no redevelopment areas in Branchville. Any vacant lots are previously disturbed, therefore, any development would be redevelopment of a site. There are goals

related to maintaining the charm of Main Street and improving its streetscape.

**Sound planning-** Branchville was designated as a Village Center through the plan endorsement process. The Borough has overall goals to concentrate development effectively and commissioned a buildout plan which is used for guidance. Branchville is completely surrounded by Frankford.

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

[insert]

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

Branchville is split between PA 4 and PA 5. Given that the municipality is entirely built out, these planning areas do not accurately represent current conditions or the direction of future development.

## 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.**

As a small municipality with limited access to resources and a declining population, aspects of the State Plan cannot realistically be carried out. A version of the State Plan where goals were created on a sliding scale according to size would make consistency more realistic to achieve.

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

Branchville is inconsistent with many of the State Goals simply because the goals cannot realistically be achieved when dealing with a municipality of less than 1,000 people. The goals are often actions that work better at scale and require a level of resources that Branchville's small population cannot provide.

3. **Provide comments and recommendations regarding State agency implementation of the State Plan including any applicable agency or program, as well as make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.**

Consistency would be more feasible if goals were provided on a sliding scale which takes into account municipal size and resources.

4. **Identify areas to be protected and areas where sprawl (low density auto -dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.**

Because Branchville is built out, there are no areas of sprawl. Possible areas for protection include the streams and their banks, as well as the patch of forested area in the northern part of the Borough. Branchville has not historically struggled with flooding.

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

☐ Open Space Plan

☐ Open Space Tax

☐ Other

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

☐ Yes

☒ No

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

Branchville does not have the resources to pursue many of the programs that Sustainable New Jersey champions.

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

- 1) Revitalize Main Street and maintain its charm
- 2) Expand infrastructure to allow for development of remaining vacant parcels
- 3) Expand recreational and historic resources

8. **Additional comments:**

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## A.2 Cross-Acceptance Response Template

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**Your Municipality:** Frankford Township

**Your Name / Title:** HGA

**Your Email Address:**

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

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

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

- |   |                               |
|---|-------------------------------|
| <input checked="" type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered                   | 2000                          |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s)   | 2009, 2013, 2023, 2024        |
| <input type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32   | Click or tap to enter a date. |
| <input checked="" type="checkbox"/> Land use map  | 2000                          |
| <input checked="" type="checkbox"/> Zoning Ordinance and other land development standards   | Click or tap to enter a date. |
| <input checked="" type="checkbox"/> Zoning map and schedule   | Click or tap to enter a date. |
| <input checked="" type="checkbox"/> Redevelopment Plans   | Click or tap to enter a date. |
| <input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans   | 2000, 2008                    |
| <input checked="" type="checkbox"/> Natural Resource Inventory  | 2020                          |
| <input type="checkbox"/> Recreation and Open Space Inventory (ROSI)   | Click or tap to enter a date. |
| <input type="checkbox"/> Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL) | Click or tap to enter a date. |
| <input type="checkbox"/> Resource protection ordinances   | Click or tap to enter a date. |

<input checked="" type="checkbox"/> Farmland Preservation/Agricultural Retention Plan	2023
<input checked="" type="checkbox"/> Any other adopted planning documents (e.g. <b>Stormwater Management Plan</b> , Wastewater Management Plan, Capital Improvement Plan)	2005

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

**Equity-** Not consistent. There is no mention of equity concerns or analysis of historic inequities.

**Climate change-** Consistent. Frankford's planning documents reference the Sussex County hazard mitigation plan and use it as a base to present an analysis of their disaster vulnerabilities and to provide specific mitigation techniques the township would like to instate.

**Natural and water resources-** Highly consistent. Frankford's planning documents are filled with goals and measures to protect the Township's natural resources, undisturbed lands, critical habitats, agricultural areas, and natural features. Frankford has had a stormwater management plan in place for 20 years, supported by a flood damage prevention ordinance and county-level watershed management plan.

**Cleanup pollution-** Not consistent. Frankford's planning documents do not contain an inventory of contaminated sites or proposals to address remediation. There is a goal in the master plan relating to recycling, but that goal is not supported by programming.

**Infrastructure-** Consistent. Frankford has updated its infrastructure to make municipal buildings more storm resilient and identified the most critical infrastructure components to be protected. The expansion of infrastructure has been modeled carefully after development activity. Their planning documents include goals to use new developments to mitigate traffic, encourage public transit, and expand pedestrian and bike networks. The Township has identified zones for possible EV charging stations.

**Housing-** Consistent. Frankford has participated in the affordable housing rounds for over 20 years and has provided multiple affordable housing sites. Housing density has been limited in most areas except for the Towne Center redevelopment where higher densities are permitted alongside mixed-use and day-to-day commercial activities. Frankford has goals to provide a variety of housing types at all income levels and has added a zone for age-restricted housing. The Township also participates in a rehabilitation plan for substandard units.

**Economic-** Consistent. The Towne Center project will add a hub of commercial activity in walking distance of increased density housing and it also strategically located on Route 206. Within the project, a specific area has been designated an economic development zone. Frankford has used zoning to allow industrial and storage uses along Route 206. The protection of farmlands has also allowed their agricultural businesses to continue.

**Historic and Recreational-** Consistent. Frankford's planning documents put a strong emphasis on the preservation of open space and the enhancement of recreation opportunities from multiple lenses. These efforts are also incorporated into the Towne Center project and as a way to protect the Township's natural features and scenic

viewsheds. There is a goal to conserve historic resources but little programming to implement said goal.

**Revitalization-** Consistent. The Towne Center project is part of a larger effort to create a thriving hub for the township while simultaneously protecting farmland through their TDR program. The project includes design standards to ensure that the look of the center complements Frankford's existing appearance.

**Sound Planning-** Frankford's planning documents explicitly call out Smart Growth principles. The Town Center project is a strong example of this, but the ways in which Frankford has strategically concentrated industrial activity, preserved farmland, and conserved natural resources also demonstrate smart approaches to growth management. Frankford's land uses are compatible with that of the neighboring municipalities.

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

Frankford Township will continue to strive for consistency with State Planning efforts as Master Plan documents are updated and implemented.

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

Frankford is mostly designated as PA4 with pockets of PA 4B, PA 5, and Park. These planning areas align with the Township's interest in limiting growth, preserving natural resources, and protecting pre-existing farmland. However, the Towne Center project area should be redesignated to a more developable planning area, especially because the existence of the Towne Center project and TDR's are being used to better preserve the surrounding PA 4 and PA 5 lands.

## 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.**

As a small municipality looking to limit growth to specific locations, aspects of the State Plan connect be realistically carried out without violating the Township's preservation and conservation missions. A version of the State Plan where goals were created on a sliding scale according to size would make consistency more realistic to achieve.

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

Frankford is already consistent with most goals. As the Towne Center project comes to fruition it will allow the Township to become even more closely aligned. It also provides an opportunity to incorporate equity concerns and utilize the development to address socioeconomic barriers facing residents.

3. **Provide comments and recommendations regarding State agency implementation of the State Plan including any applicable agency or program, as well as make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.**

Consistency would be more feasible if goals were provided on a sliding scale which takes into account municipal size and resources.

4. **Identify areas to be protected and areas where sprawl (low-density auto-dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.**

Frankford has already protected a considerable amount of land and the TDR program will even more effectively direct development towards development hubs and away from areas where it would create sprawl. There are multiple open water bodies in the Township like Lake Owassa and Culver Lake plus the streams that feed into them. Consequently there are over 2000 acres of land in flood hazard areas but Frankford has diligently implemented stormwater control plans, stormwater ordinances, and a flood damage prevention ordinance.

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

☒ Open Space Plan

☒ Open Space Tax

☐ Other

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

☐ Yes

☒ No

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

Frankford is already pursuing the kinds of actions championed by Sustainable New Jersey. There are several environmental commissions and interest groups in Frankford that play an active role in the Township's resource management and planning.

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

- 1) Complete the Towne Center project and reap the related benefits like housing and economic development
- 2) Continue preserving open space and expanding upon recreational resources
- 3) Continue protecting undisturbed lands and critical habitats through stewardship programming

8. **Additional comments:**

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## A.2 Cross-Acceptance Response Template

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

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

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

- ☒ 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)

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

The Borough's 2003 Master Plan and subsequent Reexamination Reports, Amendments, and various element updates were created to be largely consistent with the State Plan. This remains to be the case with the Preliminary State Plan Update. The 2 new goals added to this update regarding climate change and equity, are consistent with the Borough's plans and planning efforts.

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

The Borough will continue to use the State Plan's goals and policies as a guide in the preparation of its future plans.

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

Franklin Borough is located primarily in the Environmentally Sensitive Planning Area (PA5), with some portions of the Borough falling in the PA4 Rural and PA4B Rural Environmentally Sensitive Planning Areas. These designations are generally consistent with the current and future development of the Borough.

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

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

No recommendations at this time.

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

As the Borough prepares and/or updates its planning documents, the Statewide goals and policies will be considered and used as guidance.

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3. Provide comments and recommendations regarding State agency implementation of the State Plan including any applicable agency or program, as well as, make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.

No comments at this time.

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

5. Identify areas to be protected and areas where sprawl (low density auto-dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.

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

No.

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

The Borough is not registered with Sustainable Jersey; pursuing certification has not been a priority for the Borough.

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

As stated in the 2016 Master Plan Reexamination Report:

1. Protecting the residential nature of the community.

2. Protection of environmentally sensitive lands.

3. Revitalization of the Route 23 corridor.

9. Please list the Negotiating Committee members:

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

No.

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11. Additional comment(s):

None at this time.

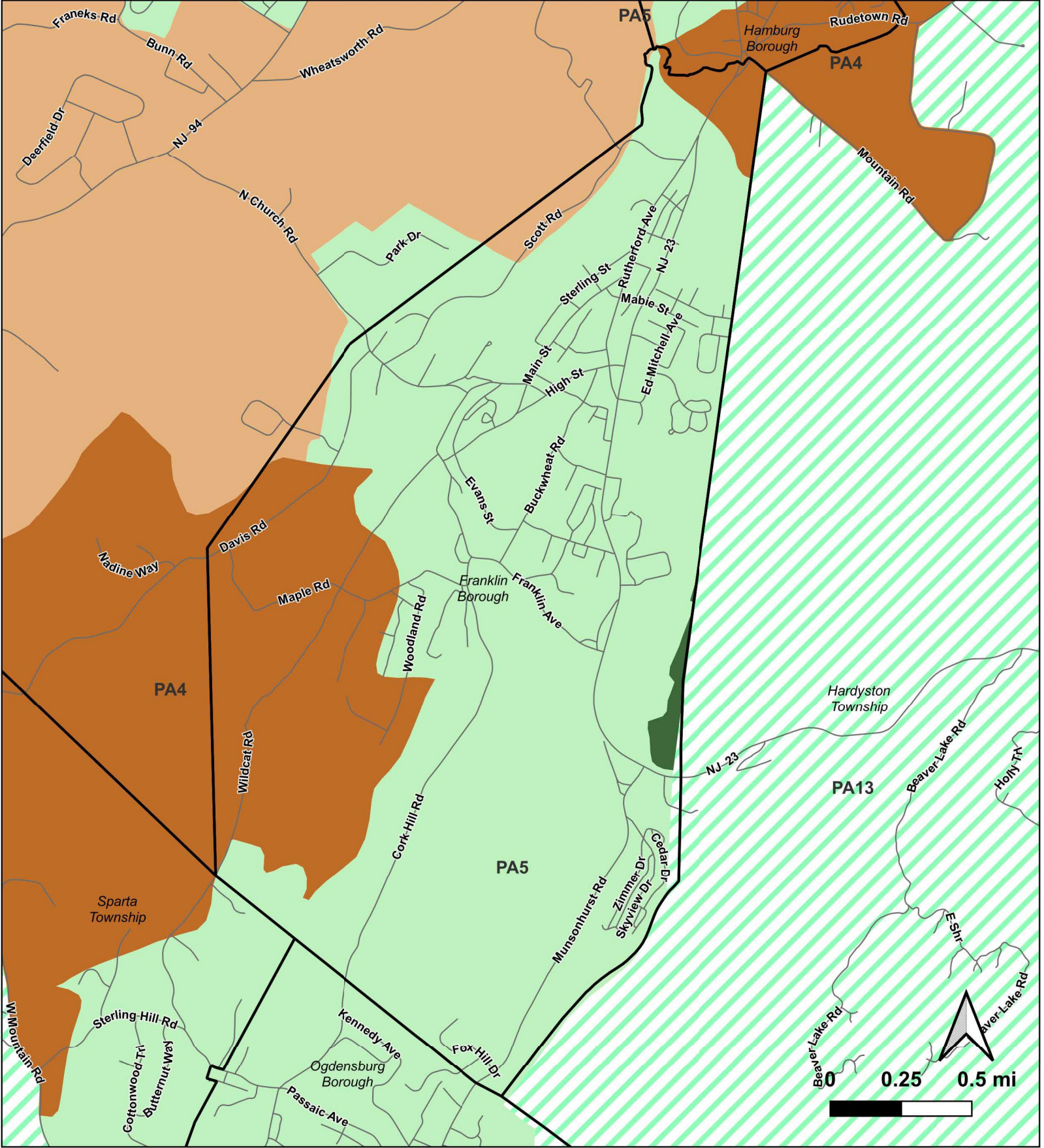
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1. Franklin Borough Planning Documents:
  - a. 2022 Housing Element and Fair Share Plan
  - b. 2018 Zoning Map
  - c. 2016 Master Plan Reexamination Report
  - d. 2012 Area E East Redevelopment Plan
  - e. 2010 Housing Element and Fair Share Plan
  - f. 2009 Master Plan Reexamination Report
  - g. 2009 Circulation Plan Element and Transportation Vision Plan
  - h. 2009 Vision Statement
  - i. 2008 Master Plan Amendment – Quarry Zone
  - j. 2007 Master Plan Amendment – Munsonhurst District
  - k. 2006 Main Street Revitalization Plan
  - l. 2005 Housing Element and Fair Share Plan
  - m. § 161 Land Development (Adopted 2004)
  - n. March 17, 2003 Master Plan



**State Development and Redevelopment Plan  
Planning Areas**

*Franklin Borough, Sussex County*

 Municipal  
Bounds

State Planning Areas

 PA4 Rural

 PA4B Rural Environmentally Sensitive

 PA5 Environmentally Sensitive

 Highlands Preservation Area

 Park

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## A.2 Cross-Acceptance Response Template

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**Your Municipality:** Township of Fredon, Sussex County

**Your Name / Title:** HGA

**Your Email Address:** mdavis@hgapa.com

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

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

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

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered  | 2006   |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s)  | 2023   |
| <input checked="" type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32   | 1998   |
| <input type="checkbox"/> Land use map  | Click or tap to enter a date.  |
| <input checked="" type="checkbox"/> Zoning Ordinance and other land development standards  | 11/22/2010   |
| <input checked="" type="checkbox"/> Zoning map and schedule  | 2010   |
| <input type="checkbox"/> Redevelopment Plans   | Click or tap to enter a date.  |
| <input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans  | 11/7/2016  |
| <input type="checkbox"/> Natural Resource Inventory  | Click or tap to enter a date.  |
| <input checked="" type="checkbox"/> Recreation and Open Space Inventory (ROSI)   | Click or tap to enter a date.  |
| <input type="checkbox"/> Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL)                          | Click or tap to enter a date.  |
| <input type="checkbox"/> Resource protection ordinances  | Click or tap to enter a date.  |
| <input checked="" type="checkbox"/> Farmland Preservation/Agricultural Retention Plan  | 2007   |
| <input checked="" type="checkbox"/> Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan) | Open Space and Recreation Element, Historic Preservation Element, Community Facilities Element, Circulation Element, Recycling Plan Element. |

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

Economic Development – *Not inconsistent*

Housing – *Consistent*

Infrastructure – *Consistent*

Revitalization and Recentering – *Consistent*

Climate Change – *Not inconsistent*

Natural and Water Resources – *Highly Consistent*

Pollution and Environmental Clean-Up – *Not inconsistent*

Historic and Scenic Resources – *Consistent*

Equity – *Consistent*

Sound and Integrated Planning – *Consistent*

Fredon Township's Master Plan emphasizes strategic, concentrated development that serves the needs of the community, provides a range of housing options, and stimulates the Township's economic base while also protecting environmentally sensitive lands. The 2007 Master Plan includes an updated Land Use Pla, Farmland Preservation Plan, Open Space and Recreation Plan, Historic Preservation Plan, Community Facilities Plan, and Recycling Plan Elements. An updated Housing Element/Fair Share Plan was adopted in 2016. The goals and objectives within these various Master Plan elements are consistent with the goals of the preliminary SDRP.

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

N/A

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

Fredon Township primarily falls within PA4B and PA5, with two sections of the Township designated as Centers and a considerable portion of its southeast corner designated as park area. Given that the majority of the Township falls outside of the sewer service area and drinking water purveyor service area, these designations are appropriate to concentrate development in strategic locations (along County roads, for example) and provide for the preservation and protection of more environmentally sensitive or valuable lands.

## 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.**

N/A

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

N/A

3. **Provide comments and recommendations regarding State agency implementation of the State Plan including any applicable agency or program, as well as make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.**

N/A

4. **Identify areas to be protected and areas where sprawl (low density auto-dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.**

Fredon Township has large swaths of lands that are currently undeveloped and should remain so. The Township has a number of water bodies, waterways, and wetlands, all of which primarily fall in areas that have little existing development. Where appropriate, the encouragement of land preservation through tools such as land acquisition should continue to be prioritized.

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

☒ Open Space Plan

☒ Open Space Tax

☐ Other

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

☒ Yes

☐ No

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

N/A

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

- 1) Commercial farm uses that supplement the existing farms in the Township, including the promotion of agritourism as an economic driver and means of protecting farmland.
- 2) To provide a variety of housing types, densities, and a balanced housing supply in appropriate locations that prevent negative impacts on the Township's natural resources.
- 3) Expand the Township's commercial tax base by amending the MUMD District to permit uses that promote a community center consisting of both commercial and higher-density residential uses that are developed around a pedestrian trail system and central park facility.

8. **Additional comments:**

N/A

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## A.2 Cross-Acceptance Response Template

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

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

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

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

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

Hamburg Borough's planning efforts incorporate the new overarching goals of the State Plan, particularly, promoting economic growth, providing adequate housing for all ages and incomes, pollution and environmental clean up, protect historic and scenic resources, and promoting equity.

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

The Borough will continue to use the State Plan as guidance in the preparation of its planning documents.

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

Hamburg is primarily in the Environmentally Sensitive Planning Area (PA5). A smaller portion (The Bluffs at Ballyowen and the Hamburg Park & Recreation Fields) are located within the Rural Environmentally Sensitive Planning Area (PA4B). The southeastern portion of the Borough is within Rural Planning Area (PA4). While the remainder of the Borough's undeveloped land is certainly environmentally sensitive, the State Planning Areas don't accurately reflect the existing development pattern. A PA4 Rural designation may be more consistent with existing development patterns in the Borough's existing PA5 areas- specifically along the Route 23 corridor.

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## 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.

No comments at this time.

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2. 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 use the new SDRP goals as guidance in the preparation of Master Plan amendments or element updates.

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3. Provide comments and recommendations regarding State agency implementation of the State Plan including any applicable agency or program, as well as, make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.

No recommendations at this time.

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

5. Identify areas to be protected and areas where sprawl (low density auto-dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.

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

Hamburg Borough does not have an Open Space Plan or an open space tax.

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

No. Certification has not been a priority for the Borough.

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

From the 2018 Master Plan Reexamination Report:

1. To maintain an environment in Hamburg Borough that is conducive to attracting and retaining a diverse population and a vibrant business community.
2. To encourage a balanced and appropriate land use pattern.
3. To respect the portions of the natural environment still remaining within Hamburg.

9. Please list the Negotiating Committee members:

Planning Board member George Endres (gendres@hamburgnj.com)

Planning Board member Bill Oehler: (hamburgfire@hotmail.com)

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

No

11. Additional comment(s):

None at this time.

1. Planning Documents

- a. August 31, 2023 Zoning Map
- b. January 2023 Municipal Stormwater Management Plan
- c. 2018 Master Plan Re-examination Report and Master Plan Amendments
- d. 2018 Housing Element and Fair Share Plan Addendum
- e. 2007 Housing Element and Fair Share Plan
- f. 1997 Master Plan
- g. 1979 Zoning Ordinance



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## A.2 Cross-Acceptance Response Template

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**Your Municipality:** Township of Hampton, Sussex County

**Your Name / Title:** HGA

**Your Email Address:** mdavis@hgapa.com

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

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

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

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered  | 9/26/2002   |
| <input type="checkbox"/> Master Plan Reexamination Report(s)   | Click or tap to enter a date.                                       |
| <input type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32  | Click or tap to enter a date.                                       |
| <input type="checkbox"/> Land use map  | Click or tap to enter a date.                                       |
| <input checked="" type="checkbox"/> Zoning Ordinance and other land development standards  | 7/19/1977   |
| <input checked="" type="checkbox"/> Zoning map and schedule  | 12/23/1998  |
| <input type="checkbox"/> Redevelopment Plans   | Click or tap to enter a date.                                       |
| <input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans  | 2003  |
| <input type="checkbox"/> Natural Resource Inventory  | Click or tap to enter a date.                                       |
| <input checked="" type="checkbox"/> Recreation and Open Space Inventory (ROSI)   | Click or tap to enter a date.                                       |
| <input type="checkbox"/> Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL)                          | Click or tap to enter a date.                                       |
| <input checked="" type="checkbox"/> Resource protection ordinances   | 10/27/2009  |
| <input type="checkbox"/> Farmland Preservation/Agricultural Retention Plan   | Click or tap to enter a date.                                       |
| <input checked="" type="checkbox"/> Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan) | Pending – SPPP, MSWMP, MS4 Outfall Pipe Map, MS4 Infrastructure Map |

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

Economic Development – *Consistent*

Housing – *Consistent*

Infrastructure – *Consistent*

Revitalization and Recentering – *Consistent*

Climate Change – *Not inconsistent*

Natural and Water Resources – *Highly Consistent*

Pollution and Environmental Clean-Up – *Not inconsistent*

Historic and Scenic Resources – *Highly Consistent*

Equity – *Not inconsistent*

Sound and Integrated Planning – *Consistent*

Hampton Township's Master Plan emphasizes concentrated development that serves the needs of the community and stimulates the Township's economic base while also protecting environmentally sensitive lands. The 2003 Master Plan includes an updated Land Use Plan, Circulation Plan, Community Facilities Plan, Capital Improvements Plan, Recreation and Open Space Plan, Natural Resources Plan, Historic Plan, and Recycling Plan Elements.

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

N/A

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

The majority of Hampton Township is split between PA4 and PA5, although a smaller portion also falls within PA4B and there are four (4) areas designated as park area. Further, a small portion of land near the Township's southwest border is designated as a center. Given that the majority of the Township falls outside of the sewer service area and drinking water purveyor service area, these designations are appropriate to concentrate development in strategic locations (along County roads, for example) and provide for the preservation and protection of more environmentally sensitive or valuable lands.

## 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.**

N/A

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

N/A

3. **Provide comments and recommendations regarding State agency implementation of the State Plan including any applicable agency or program, as well as make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.**

N/A

4. **Identify areas to be protected and areas where sprawl (low density auto -dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.**

Development in Hampton Township tends to be concentrated along county roads, with rather large swaths of undeveloped lands in between. The Township has a number of water bodies, waterways, and wetlands, all of which primarily fall in areas that have little existing development except in the case of the waterbody and wetlands that abut and partially fall within the Township's designated Center. Tools including green infrastructure, enhanced impervious cover maximums, and others could be beneficial in these areas.

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

☐ Open Space Plan

☒ Open Space Tax

☐ Other

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

☐ Yes

☒ No

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

The township has an Open Space Committee

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

- 1) Encouraging development that can be sustained without significant environmental and social damage.
- 2) Reducing sprawl and auto-centric development by concentrating new development in central town centers that encourage walkability.
- 3) Provide for open space, recreation, conservation, and cultural opportunities that benefit the community and protect the natural environment.

8. **Additional comments:**

N/A

A.2 Cross-Acceptance Response Template  
**Township of Lafayette-Sussex County**

Section 1: Consistency with The Preliminary State Plan. If a municipality or regional entity obtained Plan Endorsement that has not expired, this section does not need to be completed.

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

X Most Recent Master Plan and draft elements under consideration- Master Plan 1977; Land Use Element 1989; Most recent Housing Element has Public Hearing scheduled at a joint Township Committee & Land Use Board meeting scheduled for June 19, 2025; Open Space and Recreational Plan (2005) and Open Space and Recreation Plan Update (2020). Although, not a requirement by MLUL statute, Lafayette has current hazard mitigation and emergency management plans.

X Master Plan Reexams 1989, 1996, 2004, 2011, 2025 (in process-adoption anticipated summer pending consideration and public hearings of redevelopment and COAH Round 4 strategies)

\_\_\_ Official Map per NJSA 55D-32

X Land Use Map- Figure II Existing Land Use and Figure 6 Future Land Use attached to Master Plan; Most recent 1/7/20

X Zoning Ordinance & other land development standards--Lafayette Ordinance Chapter 13-Zoning; Land Use- Chapter 12; Land Use Procedure- Chapter 14; Lafayette Gateway Plan 2/15/07 with adoption of Commercial and Residential design standards in the newly created Gateway Overlay Zone codified at Lafayette Ordinance 12-8.3(f).

X Zoning Map- 2025 updated colorized zoning map to be delivered June 2025; prior black and white version 2/17/17.

X Natural Resource Inventory- Outlined in Chapter 2 of 1977 Master Plan- plus figures 3 and 4 attached to the Master Plan. Also, the original Lafayette Open Space and Recreation Plan of June 2005 detailed Natural Resource Inventory at pages 3 to 6 and National Heritage Priority Sites were inventoried at pages 8 and 9 of that same 2005 Plan. Registered Historic Sites were outlined in the July 20, 2020 Open Space and Recreation Plan Update.

X Recreation and Open Space Inventory ROSI- most recent updated inventory adopted 10/15/19 and referred to the State and County.

X- Redevelopment or Rehab plan- Not currently, although the Lafayette Township Committee directed the Land Use Board to consider several properties for an area in need of Development or Rehabilitation designation. A Resolution 2025-30 was adopted on

May 20, 2025 requesting a preliminary investigation to determine whether certain properties within the Township meet the statutory criteria for non-condemnation area in need of redevelopment pursuant to the local redevelopment and housing law, N.J.S.A. 40A:12A-1 et seq. The Township has been drafting a Master Plan Reexam report and the Land Use Board has extensively discussed over the last two years using this planning strategy and have provided concept feedback to the Township Committee on several sites in the Township that might benefit from a rehabilitation or redevelopment designation. The use of this planning tool will be a recommendation to the Township governing body when the 2025 Reexam Plan is ready for public hearing and adoption.

X Resource Protection Ordinance- On 2/16/10 the Ridgeline and Hillside Viewshed Protection Overlay Zone was created and codified at Lafayette Ord. 13-13E. It was amended once with minor changes in 2018- Ridgelines and Hillsides have been identified as an important natural feature to the Township for decades. The original Open Space and Recreation Plan listed them as high priority for preservation which led to a recommendation to the Land Use Board to create the Ridgeline and Hillside Viewshed Protection Overlay Zone to impose development design standards in the highest elevations in the Township. The Township has subsequently perfected two Open Space Preservation Projects to permanently preserve 73 acres in the overlay zone in 2015 and annexed 43 additional adjacent acres in the overlay zone in 2018 for a total of 116 acres.

X Farmland Preservation/Agricultural retention plan- The Township does not have a standalone plan but farmland preservation and retention are addressed as primary goals in the Master Plan and Reexam reports. It is also listed as high priority in the original Open Space and Recreation Plan and Update Plan recently adopted in 2020. The 2020 Update report provides detailed information regarding preserved farms in the township comprising 16 farms encompassing 1,790.91 acres. Lafayette has been active in the Farmland Preservation Program since 1998 and many of the early preserved farms entering the program are located in the Township.

X Any other adopted Plan e.g. stormwater- Stormwater Management Plan June 2005. Lafayette Stormwater Ordinances have been updated with the DEP mandates in 2025-

X Wastewater Plan- No stand-alone plan as the Twp. is serviced primarily with individual septic systems, but the Township has submitted requests for several sewer service areas in previous County and State Plan.

2. Preliminary State Plan Update enumerated Goals and degree Lafayette plans have incorporated key concepts and policy objectives.

1. **Equity-** This is a new goal in the preliminary State Plan and there has not been any changes in the Lafayette planning documents addressing this outside of recognizing the social justice aspects of the recently enacted code and regulations pertaining to cannabis. Lafayette has approved two cultivation and manufacturing Class 1 and 2 cannabis establishments and one obtained a license targeting social justice applicants. Lafayette is a small rural Township

with limited resources and staff to address this newer goal outlining in the Preliminary Plan. Nonetheless, the governing body has enacted an Ordinance to require lead paint inspections on older rentals in the Township, adopted the new stormwater ordinance to protect trees, and developed trails to encourage physical fitness and outdoor activity. The Township has also discussed increasing mixed-use development that is likely to be included in the 2025 Master Plan Reexamination Report. On June 19, 2025, both the Land Use Board and Township Committee will meet jointly for the public hearing to adopt a housing plan to address the Round 4 COAH obligation. The Lafayette Land Use Board approved an application that will create 138 apartments in the township that has in the past only had minimal rental opportunities. 28 of the rental apartments approved are to be COAH units. The approved project involved the creation of an IMF inclusionary multifamily overlay zone.

2. **Climate change-** Lafayette is a small rural Township with limited resources and staff to address this newer goal outlining in the Preliminary Plan. There has been no discussion of climate change or disaster mitigation outside of adoption of the new mandated stormwater ordinances and compliance with the multiyear stormwater mandates triggered by Lafayette's elevation to a Tier A entity. Lafayette has otherwise maintained current hazard mitigation and emergency management plans. Floodplain Management Regulations were adopted on 10/15/24 in Ordinance 2024-23 and codified in new Chapter 11 of the Lafayette Ordinance. Lafayette does have a renewable energy Ordinance adopted in 2015 in Chapter 13-6.17 that was revised in 2017 to allow small community solar systems. One community solar system was developed off Fox Hill Road and a large commercial solar facility was developed off Beaver Run Road, with another large solar project approved on top of approximately 12 acres of the Hamm's landfill cap on Old Beaver Run Road. An approval was also granted to Waste Management located on Old Beaver Run Road to construct a natural gas fueling operation to fuel their trucks and allow for transition from trucks operating on conventional fuels to more cost effective and lower emission natural gas trucks. The approval was to replace 40 older trucks with new vehicles running on a cleaner more energy efficient fuel.
3. **Natural and water resources-** Lafayette's policy is highly consistent with the State Plan. There is a natural resource and habitat evaluation when reviewing development applications. Lafayette maintains a very active Open Space Advisory Committee that aggressively pursues all farmland and open space preservation initiatives. Lafayette does not have a public water source and is dependent upon individual wells. Every effort to protect this valuable resource is explored. The Township has acquired open space property within the Paulins Kill Watershed and has developed a local trail for passive recreation on preserved property that is equestrian friendly with amenities that accommodate larger horse trailers known as the Lawler Trail that has direct access to the state trail system. Lafayette has facilitated some direct State acquisitions as well, including annexation of approximately 50 acres to the Wallkill River Wildlife Management Area. The Township has also cooperated with conservation

groups planting trees in a riparian restoration project along the Upper Paulis Kill to protect the watershed.

4. **Cleanup Pollution-** Lafayette is host to a County Municipal Utility Authority that addresses recycling and solid waste needs for Sussex County. The County recently completed a 40-million-dollar upgrade to the facility to extend the overall life of the complex. The adjacent site known as the Hamm's Landfill has been the subject of State DEP remediation mandates. An approval for a solar facility has been granted to place panels over the privately owned capped landfill and the developers have made significant recent progress to address DEP concerns as they prepare the site for development of this ground mounted solar project. Lafayette has also been the target of "dirty dirt" importation and a new Ordinance (Chapter 10) with permitting process has been adopted. Lafayette has its DPW collect recyclables for processing at the SCMUA facility. It has also implemented a bulk waste pickup program to curb illegal dumping. Finally, the Township has been compliant in implementing stormwater mandates triggered by its recent elevation to a Tier A municipality.
5. **Infrastructure-** The Township goals are somewhat consistent but it is difficult for smaller rural communities to address large cost prohibitive projects. There are only a couple municipal holdings in Lafayette consisting of the municipal building on Morris Farm Road, the restored Mabee House on Rt 15, the Lafayette Firehouse on Rt 15, and the DPW/EMS complex on Morris Farm Road. Both the municipal building and the DPW complex were converted to more efficient natural gas heating with the expansion of Elizabethtown Gas into Sussex County. These buildings with the exception of the Mabee House are constantly reviewed annually for needed capital improvements. Transportation issues will continue to be an issue in the Township as there are virtually no transit options available and minimal job opportunities which impacts substantially on developing COAH opportunities. Lafayette strives to maintain its local road system but budget constraints and minimal grant funding from the State limits the amount of work that can be accomplished each year. Similarly, State grants available to the local school fluctuate greatly year to year impacting the Board of Education's ability to stay ahead of needed infrastructure improvements. The Township has adopted a plan to replace expensive equipment on a rotated basis but with significant cost increases that has proven to be a challenge.
6. **Housing-** The State Plan comments that Sussex County housing is more than 80 percent single family and the county municipalities needs to diversify the housing units. Lafayette has approved four rental apartment buildings with a COAH component at the Shoppes at Lafayette located on State Highways Rt. 15 and 94. The approved plan would create 138 apartments offering both market rate and affordable rental options. 28 of the 138 approved rental apartments would be deed restricted COAH units meeting the mix of one-, two- and three-bedroom requirements. Lafayette has in prior rounds approved group homes for the disabled population and are considering serving the need for affordable housing of disabled vets in Round 4. Lafayette enacted an Ordinance to allow ECHO housing opportunities and has considered as part of its 2025 Reexamination Report separate living units in single family homes for relatives including disabled and

seniors to encourage multigenerational housing opportunities. In 2012 Lafayette created the AH-1 (Affordable Housing) District. In 2016 the AH-2 (Affordable Housing) District was created. Finally in 2021, the IMF Inclusionary Multifamily Overlay Zone Ordinance was adopted. Lafayette has maintained the goal of spreading out COAH obligations throughout the town so it is not in one centralized location, while taking into consideration limitations on transportation options and the State goal that location of these units be close to major commuter roadways and mixed-use development that can provide retail and service amenities to transportation challenged residents.

7. **Economic Development-** Lafayette goals for smart and appropriate economic growth are somewhat consistent with the State Plan but there are significant difficulties in that regard that challenge all smaller rural municipalities.

Lafayette has established a formal Economic Development Advisory Committee to promote local businesses and host community events. Lafayette is a historic town with a unique character that the Township is looking to preserve. The Township looks to balance its agricultural roots against more modern development goals and initiatives by zoning for development potential in the Highway Commercial and Light Industrial zones along the two State highway corridors traversing through the Township. Recent achievements in this regard includes approval of two Class 1 and 2 cannabis establishments located on State highways on larger lots to conceal the operations from the public. These businesses have created more than a hundred local job opportunities and have generated local tax revenue based upon the transfer and user tax established in Chapter 15 of the Lafayette Ordinance.

Other recent approvals have been granted for moderate sized warehousing on Rt 94, along with a large scale phased in development allowing for relocation of a 50-year-old business focused upon packaging over the counter national brand medicines. This business has long term plans to consolidate its business on Rt 94 in the LI zone at this new development site. These projects while approved have been delayed due to the current economic challenges and cost of materials. The approval of the latter business would create an additional estimated 200 local job opportunities.

8. **Historic, Scenic and Recreational Resources-** The Township is consistent with State goals. Lafayette has an active Preservation Foundation that has been instrumental in obtaining Lafayette Village Historic District designation in 2013 and has actively been restoring the historic Mabee House in that district that is located in the center of town on Rt 15. The group has recently started hosting lectures on the history of the township and maintain a museum within the Mabee House. A trail with equestrian amenities was developed and opened on June 3, 2023 located off Warbasse Junction Road on a local Open Space acquisition that is linked to the State trail. A 2-mile loop trail concept is being developed on the 116 acres preserved along Statesville Quarry Road within the Ridgeline and Hillside Protection Overlay zone created by Ordinance in 2010. Lafayette is home to a newer unique art museum located at 15 Rt. 15 known as the Skylands Museum of Art that brings artwork normally seen in places like New York City to rural Sussex County for a unique cultural experience. The

museum has been featured in several NY Times Arts and Leisure articles and has drawn world renowned artists as exhibitors.

9. **Revitalizing and Recentering-** Lafayette has been drafting a Reexamination report and has discussed utilizing the Redevelopment and Rehabilitation strategies. The governing body on May 20, 2025 adopted a Resolution requesting the Land Use Board consider these strategies for identified areas in the Township that might benefit from these programs particularly along the two State highways zoned for Highway Commercial and Light Industrial. Some areas considered for redevelopment are included in the Village Commercial zone which encompasses the older historic district lots that are small and may be hampered with environmental concerns due to their proximity to a C1 waterway. Past efforts to implement a tax abatement program to support rehabilitation efforts were unsuccessful. Lead paint concerns were addressed by adopting a lead paint inspection program for older rental properties in the Township. The Township has supported remediation of an old privately owned landfill mandated by the NJDEP so that the site could support a ground mounted solar array project on 12 acres of the capped landfill.

#### 10. **Sound and Integrated planning-**

Lafayette Township has in the past and plans to be mindful of incorporating State goals into future planning documents or Ordinance adoptions or revisions following adoption of the State Update report. The Township has many similar goals and continues to consider them in recent years as major changes have occurred in reduced retail opportunities due to the rise in internet shopping and the decline of brick-and-mortar establishments. However, there are practical impediments to planning in small communities like Lafayette that are not likely to change substantially in the immediate future related to limited road infrastructure and transit options. Several municipalities including Lafayette are home to extractive industry enterprises (primarily quarrying) that generates heavy dump truck traffic from multiple counties that shortens the life of local, county and state roadways. There are concerns related to development and potential future development of large warehouses in remote rural areas that can further impact the roadway infrastructure and further generate more traffic congestion in the County which has no real close proximity to larger State and Federal roadways. Lafayette has implemented maximum size standards to control any warehouse development in the Township.

3. If inconsistent, how will the municipality become more aligned with the State Plan goals and how will it be achieved and what is the projected timeline.

Lafayette will use relevant Goals, Objectives, & Strategies identified in the Final State Plan Update to guide the development of future master plan documents, reports, and studies. This will occur as time and resources allow. It is difficult to provide any formal timeline prediction as Lafayette is a small Township with limited funding and staff.

#### 4. How well do the State Planning Areas suit current and future development of Lafayette?

Lafayette is Rural Planning Area PA4, Rural/Environmental Sensitive Planning Area PA4B, and Environmentally Sensitive PA5. The 2001 State Plan is referenced in the Lafayette Open Space and Recreation Plan Update adopted in 2020 and Lafayette does not challenge these designations. Unless there is some rational for requesting a plan designation be considered for change, it does not appear these designations need to be altered. Lafayette traditionally has been a rural/agricultural town with minimal road infrastructure to support any other planning designation. Visitors to Sussex County often come to enjoy a more open rural environment to enjoy recreational opportunities and seasonal agricultural activities.

#### Section 2 Agreements and Disagreements with the Preliminary State Plan

1. Discussion of issues or recommendations to the Preliminary State Plan in order to meet local needs.

It is unrealistic to suggest rural areas consider increased use of ridesharing, pedestrian and bicycling circulation. Limited jobs and transportation options will not likely see any less reliance upon the automobile- HOV lanes tried previously on federal highways didn't work and many residents have different work hours that will not accommodate ridesharing programs. The State plan criticizes the County for limited housing alternatives beyond single family dwellings, but the reality is limited public transportation options, job opportunities, and the environmentally sensitive nature of the County land will always impact development potential. The State Plan can be inconsistent at times promoting preservation of the rural and agricultural history of the area and protection of critical environmentally sensitive lands, while at times imposing unrealistic growth goals beyond the carrying capacity of the land. Many municipalities, including Lafayette, do not have public water and wastewater infrastructure and the regulations to obtain DEP approvals for package treatment sewer facilities is extremely time consuming and cost prohibitive in most cases. The State might consider creating a new rural community planning area that permits modest, well-planned growth taking into consideration limited infrastructure, services, and police coverage, while protecting surrounding farmland and environmental sensitive areas.

2. Provide explanation on how municipality plans will be modified in order to create greater degree of consistency.

Lafayette is expanding a mixed-use concept in its reexam report to the Master Plan that will be adopted in 2025. Lafayette has addressed the goal for more diversified housing opportunities with approval of the Shoppes of Lafayette apartment housing option that will create 138 rental apartments of which 28 will be COAH units. Lafayette has remained

consist with the State Plan to preserve farmland and open space, develop alternative energy sources, and protect habitat and environmentally sensitive lands. The Township will continue to maintain consistency with State Planning efforts within reason as master plan documents are updated and implemented.

3. Provide comments and recommendations regarding State agency implementation of the State Plan including any applicable agency or program, as well as, making recommendations as to possible revisions to plans or programs that would enhance State Plan implementation at all levels of government.

The State and the State Planning Commission should work with other State agencies to develop programs, tools, and resources for rural communities, particularly those outside of the Highlands and Pinelands Regions. These rural communities are often left out of the State's planning efforts, programs, and investments which make it difficult to implement the goals and objectives of the State Plan. By providing programs, tools, resources, and investment in the State's rural municipalities like Lafayette and other smaller Townships in Sussex County, the State would provide a realistic opportunity for local implementation of State Plan principals. Some State agency goals and policy objectives can be conflicting to smaller rural communities especially DEP regulations and mandates.

4. Submit a negotiating Agenda, which will form the basis of the negotiating sessions between the negotiating entity and the SPC.

Lafayette has approved a Resolution to use the County Planning office as its negotiator. Defer to Sussex County.

5. Identify areas to be protected and areas where sprawl has occurred and should be limited or further prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what can be done to protect them.

Lafayette is designated in the 2001 State Plan as planning Areas 4A, 4B and 5 based upon its rural character and natural resources including forests, steep slopes, ridgelines and wetlands. The Township has a rich history of farming and has preserved 1791 acres under the Farmland Preservation Program. The township has focused upon preserving its historic character which includes the Lafayette Village Historic District designation. It is home to both State and local trails and Open Space acquisitions have buffered these trails and critical waterways. The Township relies primarily upon well water and individual septic systems with groundwater recharge areas. There is extensive wetlands and critical waterways in the Township with a significant amount of the township constrained by environmental concerns. The Township has maintained developmental standards such as maximum impervious coverage to protect overdevelopment of sites. New Ordinances have been adopted to address areas prone to flooding and stormwater management in the Township.

6. Does the municipality have an Open Space Plan? Open Space Tax?

The Township currently collects a local Open Space tax of .01 per \$100 assessed value. The Open Space and Recreation Plan was adopted 6/30/05 and the Open Space and Recreation Plan Update was adopted 7/20/20. The original referendum creating the Open Space tax was passed in November 2006 which allowed for collection of a local Open Space Tax between .01 and .03 cents per \$100 assessed value. In November 2020, another referendum was passed to expand the acceptable use of the local Open Space Trust for development of preserved lands. The Township has collected funds in the Trust Fund since its inception in 2006. As of 2020, the fund has collected \$644,067 and spent \$420,936 for open space and recreation initiatives. Lafayette Township has preserved three properties, totaling **169 acres**, with monies from this fund. This includes the former Lawler property, the Moose-Castimore property, and the Morgan Farm. The Township has leveraged these purchases with grants from Sussex County and through the NJDEP Green Acres Planning Incentive Program. There are **2,581 acres** of preserved land in the Township, including 356 acres of state land in five preserves, 457 acres of preserved municipal open space, 1,791 acres of protected farmland, and 108 acres through the federal Wetlands Reserve Program. The Township is also home on one of the largest Blue Heron rookeries on the east coast comprising 262 acres.

7. Is the municipality a member of sustainable New Jersey.

Lafayette is not a member of Sustainable Jersey and does not have an independent Environmental Commission. The Township is small with minimal staff and volunteers willing to serve or pursue membership in Sustainable Jersey or establish an Environmental Commission. Many volunteers serving on Boards are members of several Committees or Boards. The Open Space Advisory Committee does address issues that stand alone Environmental Commissions normally handle.

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

Focus upon protecting the rural, agricultural and historic character of the township and protecting the sensitive environmental areas in the township.

Pursue redevelopment and rehabilitation plan strategy on underutilized areas and areas in need of redevelopment particularly along the Highway Commercial, Light Industrial and Village Commercial zones along State Highways Rt 15 and Rt 94.

Complete the process of adopting a Master Plan Reexam report that will recommend expansion of uses in zones to accommodate the evolving way the residents and traveling public purchase goods and services. Expansion of mixed use in several zones and focusing of diversifying housing opportunities including COAH housing, while balancing any development with continued efforts to preserve farms and desirable open space.

9. Negotiating Committee Members

Lafayette has named Sussex County Planning as their negotiating agent per Resolution adopted March 4, 2025. Otherwise, as required Lafayette Officials that will support or participate are Mayor Kevin K. O’Leary and Deputy Mayor Richard Hughes, both whom are also members of the Lafayette Land Use Board. The Land Use Board Chair Robert Taylor will support as will the Land Use Board Planner, David Banisch.

10. Need for Translator?

No

11. Additional Comments-

None at this time

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## A.2 Cross-Acceptance Response Template

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**Your Municipality:** Township of Montague, Sussex County

**Your Name / Title:** HGA

**Your Email Address:** mdavis@hgapa.com

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

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

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

- |  |                                |
|--|--------------------------------|
| <input type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered   | Unknown/not publicly available |
| <input type="checkbox"/> Master Plan Reexamination Report(s)   | Unknown/not publicly available |
| <input type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32  | Click or tap to enter a date.  |
| <input type="checkbox"/> Land use map  | Click or tap to enter a date.  |
| <input checked="" type="checkbox"/> Zoning Ordinance and other land development standards  | 12/12/2000                     |
| <input checked="" type="checkbox"/> Zoning map and schedule  | 2/7/2014                       |
| <input type="checkbox"/> Redevelopment Plans   | Click or tap to enter a date.  |
| <input type="checkbox"/> Approved Housing Element and Fair Share Plans   | Unknown/not publicly available |
| <input type="checkbox"/> Natural Resource Inventory  | Click or tap to enter a date.  |
| <input checked="" type="checkbox"/> Recreation and Open Space Inventory (ROSI)   | Click or tap to enter a date.  |
| <input type="checkbox"/> Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL)                          | Click or tap to enter a date.  |
| <input type="checkbox"/> Resource protection ordinances  | Click or tap to enter a date.  |
| <input type="checkbox"/> Farmland Preservation/Agricultural Retention Plan   | Click or tap to enter a date.  |
| <input checked="" type="checkbox"/> Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan) | SPPP and MSMP.                 |

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

Economic Development – *Unknown*

Housing – *Unknown*

Infrastructure – *Unknown*

Revitalization and Recentering – *Unknown*

Climate Change – *Unknown*

Natural and Water Resources – *Unknown*

Pollution and Environmental Clean-Up – *Unknown*

Historic and Scenic Resources – *Unknown*

Equity – *Unknown*

Sound and Integrated Planning – *Unknown*

Montague Township's master plan documents are not available for review. It is unclear whether the master plan is consistent with the goals of the preliminary SDRP.

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

N/A

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

Montague Township is divided across PA4, PA4B, and PA5, with a significant portion designated as park area. Further, a portion of the Township's land near the southwest corner is a designated Center. The Township's existing development is concentrated in the western portion of Montague, since the eastern portion is primarily conserved NJDEP Open Space. Given that the majority of the Township falls outside of the sewer service area and drinking water purveyor service area, these designations are appropriate to concentrate development in strategic locations (along County roads, for example) and provide for the preservation and protection of more environmentally sensitive or valuable lands.

## 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.**

N/A

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

N/A

3. **Provide comments and recommendations regarding State agency implementation of the State Plan including any applicable agency or program, as well as make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.**

N/A

4. **Identify areas to be protected and areas where sprawl (low density auto -dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.**

Development in Montague is concentrated in the western portion of the Township, and is primarily centered around County roads with rather large swaths of undeveloped lands in between. The Township has a number of water bodies, waterways, and wetlands, all of which primarily fall in areas that have little existing development except in the case of the waterbody and wetlands that abut the Township's designated Center. It is worth noting that a large portion of the Township's designated Center falls within the 100-year flood plain. Tools including green infrastructure, enhanced impervious cover maximums, and others could be beneficial in these areas.

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

- ☐ Open Space Plan  
☐ Open Space Tax  
☐ Other

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

- ☐ Yes  
☒ No

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

The Township participates in the Clean Communities Program and offers a number of Township-wide recycling programs.

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

Unknown; master plan documents unavailable for review.

8. **Additional comments:**

N/A

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## A.2 Cross-Acceptance Response Template

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

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

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

- ☒ Most recent adopted Master Plan and any draft elements currently being considered
- ☒ 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)

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

Newton's plans are consistent with and promote the goals and policy objectives as outlined in the Preliminary State Plan. Newton was the State's first designated Regional Center in 1993 and received State Plan Endorsement and Center Designation in 2013 and 2025. The Town continues to demonstrate that its Master Plan and planning efforts are consistent with Statewide goals.

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

The Town's planning efforts and initiatives are consistent with the State goals and will continue to be in the future.

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

Newton is situated primarily in Planning Area 5 - Environmentally Sensitive, with smaller areas of Planning Area 4B - Rural Environmentally Sensitive. Most of the Town is within the designated Regional Center, with particularly environmentally sensitive areas falling outside of that area. These designations should be updated to be consistent with the developed nature of the Town. The designated Center respects that Newton is a regional economic hub and has potential for strategic growth.

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

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

The State Plan Map should be updated to reflect developed areas within rural areas 4 and 5. A designation of PA 2 or 3 should be placed on areas like Newton where there is significant existing development on public water and sewer.

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

Newton will update its plans per the recent Plan Implementation Agreement as part of State Plan Endorsement, which was developed as a result of extensive communication with the Office of Planning Advocacy. There is minimal, if any, inconsistency between the Town's plans and the Preliminary State Plan.

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3. Provide comments and recommendations regarding State agency implementation of the State Plan including any applicable agency or program, as well as, make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.

Environmental regulations concerning flood plains should be evaluated to ensure they are realistic to actual potential flooding that may occur. The current regulations significantly over estimate actual flooding.

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

5. Identify areas to be protected and areas where sprawl (low density auto-dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.

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

Newton adopted an Open Space and Recreation Plan in 2023; there is no open space tax or trust fund currently.

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

Newton is in the process of finalizing its application for Bronze-level Sustainable Jersey Certification, and has a Green Team in place.

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

1. To enhance and strengthen Newton's position as a Regional Center in Sussex County
2. Provide the opportunity for urban living for a variety of households, with additional services and amenities for the entire community
3. Encourage development and improvement of industrial, commercial and public service uses which complement Newton's role as a Regional Center in the County.

9. Please list the Negotiating Committee members:

To be completed.

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

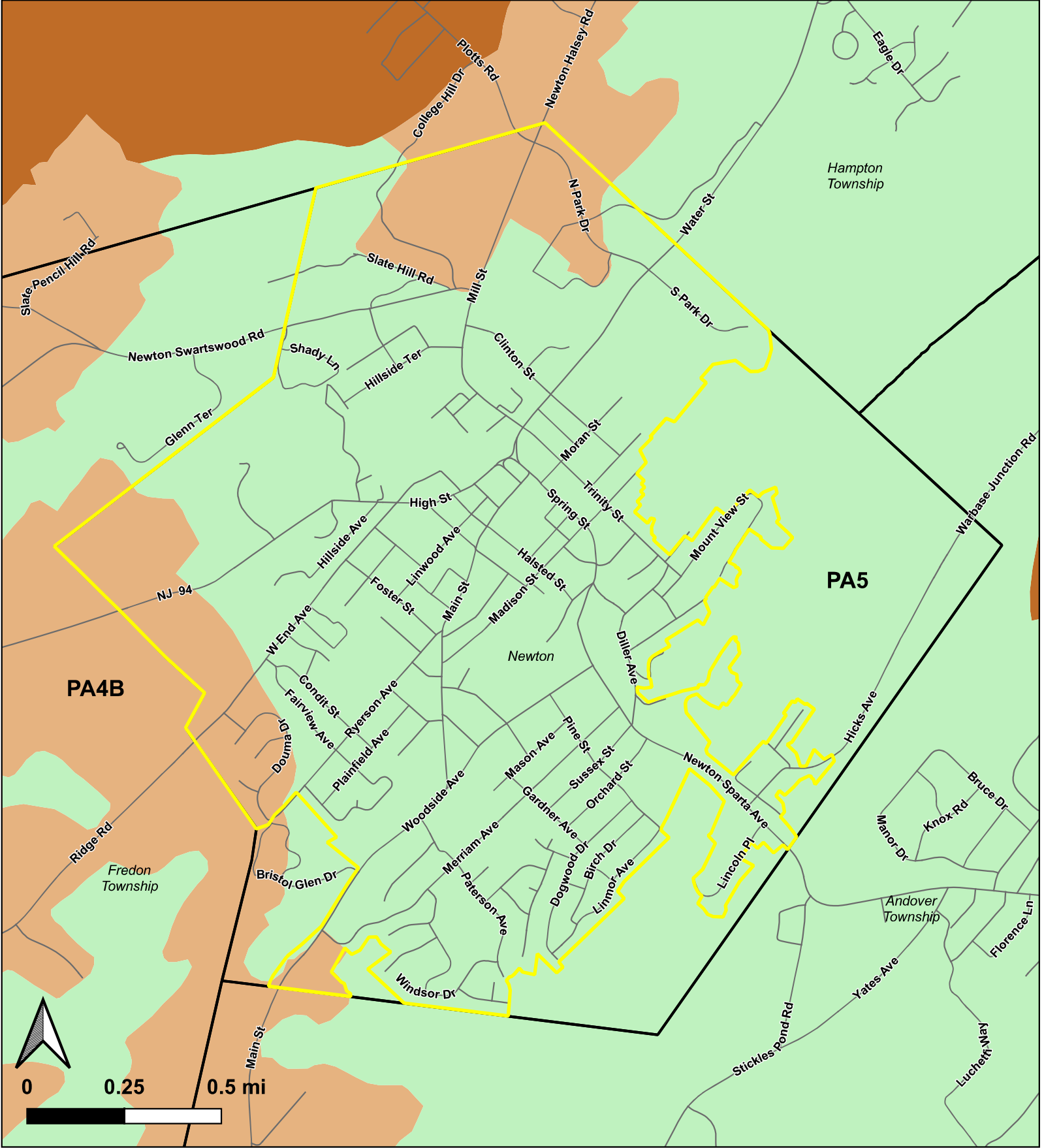
No.

11. Additional comment(s):

The State Plan map should be updated to reflect significantly developed areas such as Newton that are located in Rural Areas. That could be based on population density or the like, but the current PA5 designation is inappropriate.

Town of Newton Planning Documents:

1. 2025 Housing Element and Fair Share Plan (currently being drafted)
2. 2024 Plan Endorsement Municipal Self-Assessment
3. 2023 Master Plan Update – Open Space and Recreation Plan & Natural Resource Inventory
4. 2020 121 Water Street Redevelopment Plan
5. 2019 Master Plan Reexamination Report
6. 2015 McGuire Redevelopment Plan
7. 2013 Strategic Vision Plan
8. 2013 Transect Zone Map
9. 2012 § 320 Zoning: Form-Based Code
10. 2010 Merriam Gateway Redevelopment Plan (Amended 2015, 2017, 2020)
11. 2009 Sparta Avenue Redevelopment Plan (Amended 2010)
12. 2008 Master Plan
13. 2008 Hicks Avenue Redevelopment Plan
14. 2008 Paterson Avenue Redevelopment Plan (Amended 2016, 2018, 2020)
15. 2007 Vision Plan



State Development and Redevelopment Plan  
Planning Areas

*Town of Newton, Sussex County*

- Municipal Bounds
- Designated Center (3/4/2025)

- State Planning Areas
- ENV SENS
  - RURAL
  - RURAL ENV SENS

Borough of Ogdensburg  
County of Sussex  
Cross-Acceptance Response

Section 2:

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

Response: There is nothing in the plan the Borough strongly objects to.

5. Identify areas to be protected and areas where sprawl (low density auto-dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environments concerns and what could be done to protect them.

Response: The Borough is well constrained on the area for protection with consistent water shed management areas and Riparian Corridors. Sprawl has occurred within the County corridor are not always desired. The Borough would like to see limitation on truck traffic perhaps through weight constrictions.

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**A.2 Cross-Acceptance Response Template**

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

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

1. Indicate which documents the municipality or county has and the dates of adoption:
- ☐ Most recent adopted Master Plan and any draft elements currently being considered
  - ☐ 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)
2. Review the ten goals in The Preliminary State Plan and indicate the degree to which municipal and county plans have incorporated key concepts and policy objectives.
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
3. If inconsistent how will the municipality or county become more aligned with the State goals and how will this be achieved? What is the predicted timeframe for greater consistency?
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
4. How well do the designated State Planning Areas suit the current and future development of your municipality and/or county?
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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

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

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

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3. Provide comments and recommendations regarding State agency implementation of the State Plan including any applicable agency or program, as well as, make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.

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

5. Identify areas to be protected and areas where sprawl (low density auto-dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.

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

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

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

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9. Please list the Negotiating Committee members:

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

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11. Additional comment(s):

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## A.2 Cross-Acceptance Response Template

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

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

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

- ☒ Most recent adopted Master Plan and any draft elements currently being considered
- ☒ 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)

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

Sandyston Township strives to incorporate the State Plan, with the Township's Master Plan specifically including a goal, "To ensure that the development within the Township... encompasses applicable elements of the State Development and Redevelopment Plan" and "To promote consistency...with the State Development and Redevelopment Plan by obtaining Plan Endorsement from the State Planning Commission for [the Township's] designated Centers."

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

The Township will continue to align its visions and growth with the State Plan. There are two designated centers within the Township: the Hainesville Village Center and the Layton Village Center. These two centers expired in July of 2022.

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

Sandyston has large amounts of preserved open space, including both State and Federal parks, which are accurately depicted on the State Plan Policy Map (attached). The remainder of the Township is either PA4B Rural/Environmentally Sensitive or PA5 Environmentally Sensitive. The PA4B designation encompasses the expired Centers. In general, these State Planning Areas are consistent with the current and future development in the Township, except we believe the centers should be noted on the State Plan map.

## 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.

We believe Center Designations should not expire for historical centers that meet the criteria to be designated centers.  
The cost of obtaining and maintaining Plan Endorsement is very high for a small municipality and the State Center Designations assist the Township in planning efforts and working with the State. Continued recognition of the centers would benefit both the Township and the State Plan.

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

Sandyston Township will continue to review the State Plan as new planning documents are drafted.

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3. Provide comments and recommendations regarding State agency implementation of the State Plan including any applicable agency or program, as well as, make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.

No recommendations at this time.

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

5. Identify areas to be protected and areas where sprawl (low density auto-dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.

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

The Recreation Plan Element (2008) addresses open space; there is no open space tax in place.

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

Sandyston is not a participating member of Sustainable Jersey. The Township has a Clean Communities program in place, but no environmental commission or green team.

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

From the 2018 Master Plan Reexamination Report:

1. To preserve the Township's character for the short and long term so as to protect and enhance the high quality of life of residents & visitors.
2. To provide opportunities for growth and development in appropriate areas that complement rather than destroy or negatively impact the Township's resources.
3. To provide opportunities for cultural enrichment, active and passive recreation, and community involvement, thus promoting an active lifestyle for all age groups in a safe, healthy, and scenic environment.

9. Please list the Negotiating Committee members:

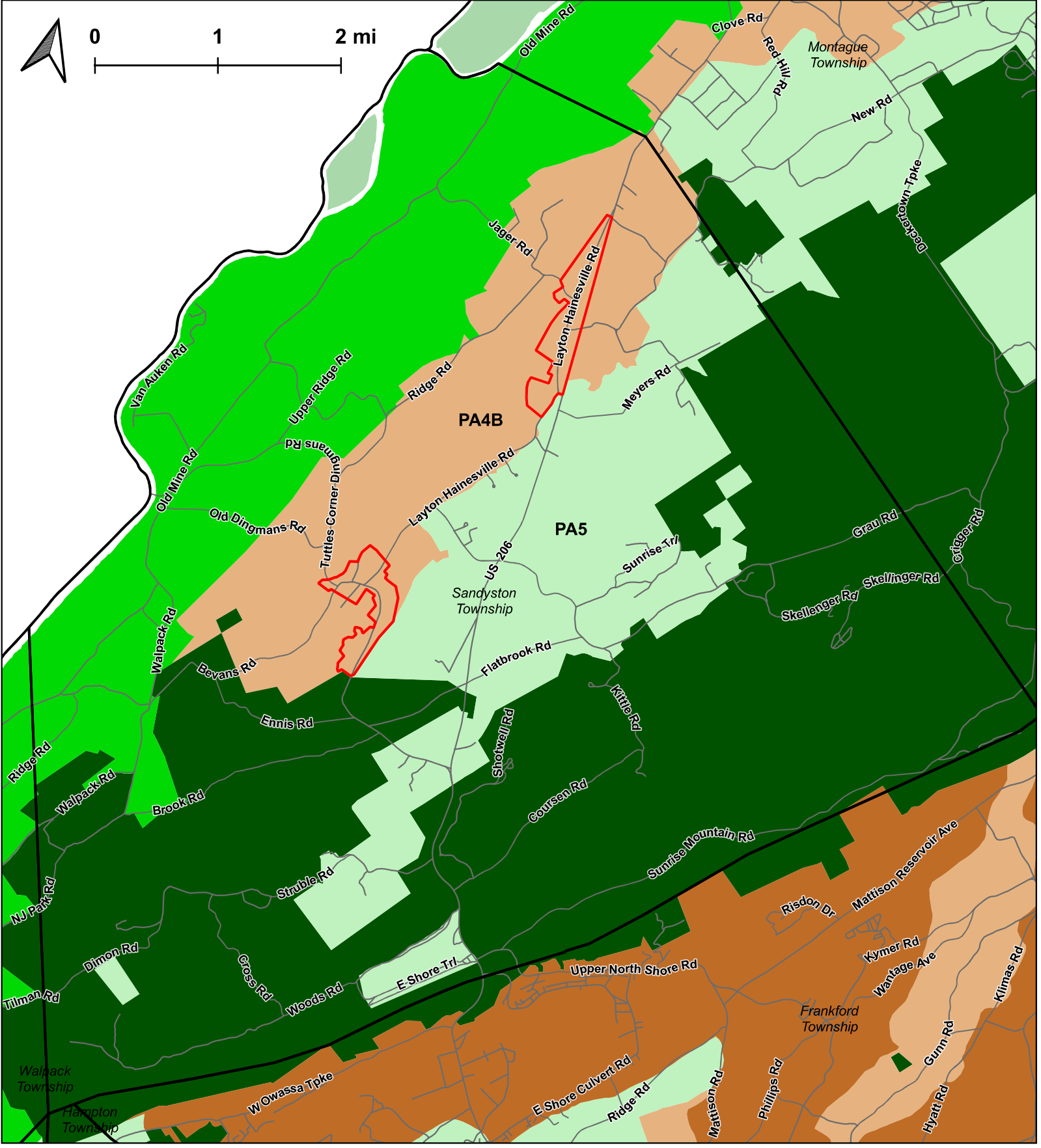
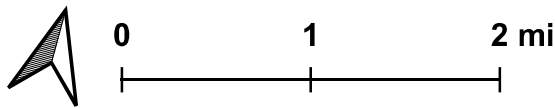
George Harper

Rajesh Sinha

10. Will your county require a translator at the public hearings? If so, please identify language:  
No.

11. Additional comment(s):

None at this time.



State Development and Redevelopment Plan  
Planning Areas

*Sandyston Township, Sussex County*



Municipal Bounds



Centers

State Planning Areas

PA4 Rural

PA4B Rural Environmentally Sensitive

PA5 Environmentally Sensitive

Park

State Park

Federal Park

Sandyston Township Planning Documents:

1. Master Plan Reexamination Report (2018)
2. Housing Element and Fair Share Plan (2009)
3. Master Plan Reexamination Report (2008)
4. Master Plan Update (2008)
  - a. Natural Resources Inventory
  - b. Resource Conservation Element
  - c. Economic Development Element
  - d. Circulation Plan Element
  - e. Recreation Plan Element
  - f. Farmland Preservation Plan Element
  - g. Historic Preservation Plan Element
5. Stormwater Management Plan (2005)
6. 1998 Zoning Map (Rev. 2006)
7. § 150 "Zoning" (adopted 1975)

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## A.2 Cross-Acceptance Response Template

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**Your Municipality:** Sparta Township

**Your Name / Title:** Cory Stoner, P.E., P.P., C.M.E., Township Engineer

**Your Email Address:** cstoner@hpellow.com

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

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

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

<input checked="" type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered	1984; Master Plan currently being updated
<input checked="" type="checkbox"/> Master Plan Reexamination Report(s)	2000, 2006, 2011, 2014, 2016, 2018, 2020
<input checked="" type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32	2016
<input type="checkbox"/> Land use map	Click or tap to enter a date.
<input checked="" type="checkbox"/> Zoning Ordinance and other land development standards	Various dates
<input checked="" type="checkbox"/> Zoning map and schedule	2024
<input type="checkbox"/> Redevelopment Plans	Click or tap to enter a date.
<input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans	2016
<input type="checkbox"/> Natural Resource Inventory	
<input type="checkbox"/> Recreation and Open Space Inventory (ROSI)	
<input type="checkbox"/> Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL)	Click or tap to enter a date.
<input checked="" type="checkbox"/> Resource protection ordinances	Various dates
<input type="checkbox"/> Farmland Preservation/Agricultural Retention Plan	Click or tap to enter a date.
<input checked="" type="checkbox"/> Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management	2025 Open Space Plan

**Sparta Township  
Sussex County, New Jersey**

Plan, Capital Improvement Plan)

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

**Economic Development** – Consistent. The Township’s current Master Plan and subsequent Reexamination reports list economic development as a goal and encourages development in specific development zones.

**Housing** – Highly Consistent. The Township prepared their original Fair Share Housing Plan in 1987, has continued to participate in the affordable housing rounds, and is currently in the process of updating its Fair Share Housing Plan per State requirements. The Master Plan goals related to housing include expansion of housing opportunities and encouraging senior housing.

**Infrastructure** – Consistent. The Township’s Master Plan goals and objectives address the infrastructure needs of the municipality through transportation improvements and promoting development in a designated Town Center and Economic Development zones.

**Revitalization and Recentering** – Somewhat Consistent. Sparta Township has in the past and continues today to curb sprawl through the creation of Town Center specific economic development zones with a goal to promote redevelopment activities.

**Climate change** – Somewhat Consistent. The Township’s Open Space Plan discusses enhancing climate resilience and sustainability through acquisition and development of open and green space.

**Natural and Water resources** – Consistent. The Township’s Master Plan, reexamination reports and the recently prepared open space plan all discuss in detail the importance of preserving the Township’s natural resources through sound planning and engineering principals.

**Pollution and Environmental Clean-up** – Somewhat Consistent. A specific goal of the master plan is to encourage resource recovery and recycling of materials consistent with the State laws.

**Historic and Scenic Resources** – Highly Consistent. Sparta Township has a comprehensive open space plan designed to improve residents’ wellbeing through the protection and accumulation of parks, open spaces, trails, and recreation facilities. The Master Plan sets a goal to promote the conservation and utilization of the historic resources of the Township.

**Equity** – Somewhat Consistent. The Township’s Open Space Plan was developed using the principals outlined in the Statewide Comprehensive Outdoor Recreation Plan. An

**Sparta Township  
Sussex County, New Jersey**

important principals outlined in that plan is “Furthering equity and environmental justice through outdoor recreation”.

**2024 Comprehensive Planning** – Consistent. Sparta planning efforts are substantially consisting with State and County development planning efforts.

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

The Sparta Township planning documents are substantially in line with the State goals. The Township will continue to utilize the State goals for guidance related to future development which will include the protection of environmentally sensitive area and promoting development in specific sections of the Township.

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

Sparta Township is mostly designated as PA 4, PA 4B and PA 5. The Township is also fully within the Highlands Preservation area with a large portion of the Township being in the Highlands Preservation Area. Sparta Township has a great desire to preserve its rural character, protect its farmland, and defend its natural resources. To further those goals, the Township promotes development in specific locations within the Township. The designated State Planning Areas for the most part serve those goals.

The blanket use of planning area categories over the entire State, however, may not be appropriate for all areas within the Township or County. For instance, areas in rural sections of the Township and areas in the Town Center zone which have access to public water and sewer have the same State Planning Area designation. These areas have greatly different existing and future development potential and should be looked at differently when it comes to the State Plan.

## 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.**

Approximately half of Sparta Township is located in the Highlands Preservation Area and the remaining portion being in the Highlands Planning Area. This fact along with Sparta Township’s desire to maintain and protect the natural resources and sensitive areas, results in land available for development being very limited. To apply a State Plan universally over all municipalities in the State is not practical and separate subareas within PA 4 (Rural) and PA 4B (Rural Environmentally Sensitive) areas should be designated to allow rural municipalities like Sparta Township to develop appropriately. If such subareas existed, consistency with the plan may be more realistic.

**Sparta Township  
Sussex County, New Jersey**

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

Sparta Township is mostly aligned with State Plan goals today. That being stated, the Township is currently in the process of preparing an updated Master Plan. It is anticipated that this Master Plan process will result in the use of planning tools to promote redevelopment and focus development in specified areas that will help invigorate economic development while preserving the natural and sensitive lands within the Township.

3. **Provide comments and recommendations regarding State agency implementation of the State Plan including any applicable agency or program, as well as make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.**

As stated above, applying the State Plan as proposed universally over all municipalities is not practical. The plan should be tailored for subareas that have more unique characteristics. If that would occur, the implementation of the State Plan would be more realistic.

4. **Identify areas to be protected and areas where sprawl (low density auto-dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.**

Sparta Township experienced large growth in the 1990's and early 2000's to areas away from the high density areas near various lake communities. Environmental regulations (freshwater wetland, flood hazard, stormwater management, Highlands, etc..) and limited public water and sewer availability greatly curtail sprawl within Sparta Township today. Sparta Township currently also manages sprawl by promoting development in specified areas within the Township and redevelopment efforts in the designated Town Center area of the Township.

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

☒ Open Space Plan

☒ Open Space Tax

☐ Other

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

☒ Yes

☐ No

**If not, what are the reasons for not participating? Does the municipality have other**

**Sparta Township  
Sussex County, New Jersey**

**environmental groups, such as, an Environmental Commission or a Green Team?**

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

- 1) Promote responsible development while balancing the Township's preservation and economic goals.
- 2) Preserve open space, natural resources, and farmland.
- 3) Provide housing for a range of populations and needs.

**8. Additional comments:**

None at this time.

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## A.2 Cross-Acceptance Response Template

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**Your Municipality:** Township of Stillwater, Sussex County

**Your Name / Title:** HGA

**Your Email Address:** mdavis@hgapa.com

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

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

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

- |   |                               |
|---|-------------------------------|
| <input checked="" type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered                   | 1999, 2012, & 2022            |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s)   | 5/21/2025                     |
| <input type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32   | Click or tap to enter a date. |
| <input type="checkbox"/> Land use map   | Click or tap to enter a date. |
| <input checked="" type="checkbox"/> Zoning Ordinance and other land development standards   | 11/10/2003                    |
| <input checked="" type="checkbox"/> Zoning map and schedule   | Click or tap to enter a date. |
| <input type="checkbox"/> Redevelopment Plans  | Click or tap to enter a date. |
| <input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans   | 5/21/2025                     |
| <input checked="" type="checkbox"/> Natural Resource Inventory  | May 2015                      |
| <input checked="" type="checkbox"/> Recreation and Open Space Inventory (ROSI)  | 5/21/2025                     |
| <input type="checkbox"/> Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL) | Click or tap to enter a date. |
| <input checked="" type="checkbox"/> Resource protection ordinances  | Click or tap to enter a date. |
| <input type="checkbox"/> Farmland Preservation/Agricultural Retention Plan  | Click or tap to enter a date. |
| <input checked="" type="checkbox"/> Any other adopted planning documents (Open Space Plan, Stormwater Management Ordinance,             | 5/21/2025                     |

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

Economic Development – *Consistent*

Housing – *Consistent*

Infrastructure – *Not Inconsistent*

Revitalization and Recentering – *Consistent*

Climate Change – *Consistent*

Natural and Water Resources – *Highly Consistent*

Pollution and Environmental Clean-Up – *Consistent*

Historic and Scenic Resources – *Highly Consistent*

Equity – *Not inconsistent*

Sound and Integrated Planning – *Consistent*

Stillwater's Master Plan emphasizes the need to preserve the Township's rural character by discouraging sprawl, protecting scenic vistas and environmentally valuable lands, and respecting the existing character and conditions of the Township. While land preservation is a key focus of the Master Plan, the economic development is also emphasized; the Master Plan encourages the strategic planning of commercial uses in appropriate areas that do not compromise the Township's resources as well as bolstered support for the farming economy. Lastly, there is an emphasis on promoting integrated processes that encourage communication and collaboration between the Township and developers throughout the process to ensure consistency.

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

Stillwater will use relevant Goals, Objectives, & Strategies identified in the Final State Development and Redevelopment Plan Update to guide the development of future master plan documents, reports, and studies. This will occur as time and resources allow.

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

Stillwater Township is split between PA4, PA4B, and PA5, and a considerable amount of land is also designated as park area. The Township has a large amount of parks, open space, and preserved open space or farmland. Existing development is primarily concentrated along County roads. Given that the majority of the Township falls outside of the sewer service area and the considerable presence of preserved lands, these designations are appropriate to concentrate development in strategic locations and provide for the preservation and protection of more environmentally sensitive or valuable lands.

## 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.**

Create a new rural community planning area that permits modest, well-planned growth, while protecting surrounding farmland and environmental sensitive areas.

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

Stillwater is largely consistent with the Preliminary State Plan goals. The Township will continue to maintain consistency with State Planning efforts as master plan documents are updated and implemented.

3. **Provide comments and recommendations regarding State agency implementation of the State Plan including any applicable agency or program, as well as make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.**

The State and the State Planning Commission should work with other State agencies and programs to develop programs, tools, and resources for rural communities, particularly those outside of the Highlands and Pinelands Regions. These rural communities are often left out of the State's planning efforts, programs, and investments which make it difficult to implement the goals and objectives of the State Plan. By providing programs, tools, resources, and investment in the State's rural municipalities like Stillwater, the would provide a realistic opportunity for local implementation of State Plan principals.

4. **Identify areas to be protected and areas where sprawl (low density auto-dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.**

Development in Stillwater Township tends to be concentrated along county roads, with rather large swaths of undeveloped lands in between. The Township has a number of water bodies, waterways, and wetlands, which primarily fall in areas that have little existing development except in the case of the waterbody and wetlands that abut and partially fall within the western portion of the Township. Tools including green infrastructure, enhanced impervious cover maximums, and others could be beneficial in these areas. A considerable amount of these sensitive areas already fall within preserved lands, however.

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

☒ Open Space Plan

☒ Open Space Tax

☐ Other

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

☒ Yes

☐ No

**If not, what are the reasons for not participating?** The Township is member of Sustainable Jersey, but further participation is limited due to volunteer and staff resources. **Does the municipality have other environmental groups, such as, an Environmental Commission or a Green Team?** The Township has an Environmental Commission.

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

- 1) Preserving the rural character of Stillwater and further protecting natural resources including scenic vistas and groundwater.
- 2) Provide for economic development in the Township through strategic commercial development as well as robust farm support.
- 3) Utilize integrative planning techniques and regulations regarding the future development of Township lands and encourage the balance of land preservation (open space and farmland) with the growing demand for alternative energy facilities.

8. **Additional comments:**

N/A

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## A.2 Cross-Acceptance Response Template

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**Your Municipality:** Sussex Borough

**Your Name / Title:** Heyer & Gruel

**Your Email Address:**

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

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

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

- |   |                               |
|---|-------------------------------|
| <input checked="" type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered                   | 2009                          |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s)   | Plan is proposed              |
| <input type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32   | Click or tap to enter a date. |
| <input checked="" type="checkbox"/> Land use map  | 2024                          |
| <input checked="" type="checkbox"/> Zoning Ordinance and other land development standards   | Click or tap to enter a date. |
| <input checked="" type="checkbox"/> Zoning map and schedule   | Click or tap to enter a date. |
| <input checked="" type="checkbox"/> Redevelopment Plans   | Click or tap to enter a date. |
| <input type="checkbox"/> Approved Housing Element and Fair Share Plans  | Click or tap to enter a date. |
| <input type="checkbox"/> Natural Resource Inventory   | Click or tap to enter a date. |
| <input checked="" type="checkbox"/> Recreation and Open Space Inventory (ROSI)  | Click or tap to enter a date. |
| <input type="checkbox"/> Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL) | Click or tap to enter a date. |
| <input type="checkbox"/> Resource protection ordinances   | Click or tap to enter a       |

date.

☐ Farmland Preservation/Agricultural Retention Plan

Click or tap to enter a date.

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

2021; 2022

*Neighborhood Plan*

*Economic Development Master Plan Element*

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

The Borough of Sussex is a relatively built-out community and is closely aligned with the State Plan goals.

3. **If inconsistent how will the municipality or county become more aligned with the State goals and how will this be achieved? What is the predicted timeframe for greater consistency?**
4. **How well do the designated State Planning Areas (pages 71-76) suit the current and future development of your municipality and/or county?**

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

1. **Provide a detailed discussion of any issues or recommendations to The Preliminary State Plan in order to better meet local needs.**
2. **Provide a detailed explanation of how municipal and county plans will be modified in order to create a greater degree of consistency.**

The Borough completed a Master Plan Re-exam in 2024 and maintains goals that are closely aligned with the State Plan.
3. **Provide comments and recommendations regarding State agency implementation of the State Plan including any applicable agency or program, as well as make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.**

4. **Identify areas to be protected and areas where sprawl (low density auto -dependent development) has occurred and should be limited or prevented from further sprawl. Identify vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.**

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

☒ Open Space Plan

☒ Open Space Tax

☐ Other

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

☒ Yes

☐ No

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

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

- 1) The costs associated with operating the Borough's potable water and sanitary sewage systems and the resulting fees.
- 2) The small size of the Borough is directly related to its limited tax base.
- 3) Problems associated with the Deckertown Commons Park on Main Street.
- 4) The continuing deterioration and unsightliness of the Fountain Square Inn on Main Street.
- 5) Issues pertaining to the operation of the Borough's Department of Public Works (DPW).
- 6) Encouraging alternative means of transportation.
- 7) The need to evaluate the planning goals and policies of the Borough periodically.

8. **Additional comments:**

St Clare's Hospital had a large facility in the Borough which has been closed for quite some time. One of the Borough's goals is to revitalize that area. A major concern is the absence of available medical facilities within the Borough, so a goal would be to increase the level of health services in the Borough. The Borough is also focused on revitalizing Main Street and the commercial area of Route 23. The Borough wants to retain a town center designation since it is a center of commercial activity.

A big concern is the sewer force main which serves the Borough and connects the Borough's sewer system to the SCMUA facility in Hardyston. A lot of the areas through which the force main runs used to be designated as sewer service areas but no longer are. It would be in the Borough's interest and the interest of all those who have properties within reasonable distance of the force main to have

easy and hopefully inexpensive access to the force main. This would also serve the State's environmental goals.

Recent Documents	Does County have one?	Date of adoption	Comments	Link
Master Plan	Yes	2007	Received Plan Endorsement from State Planning Commission	<a href="https://www.sussex.nj.us/cn/webpage.cfm?TPID=3934&amp;utm_source=planningreports&amp;utm_medium=web&amp;utm_campaign=StrategicGrowthPlan">https://www.sussex.nj.us/cn/webpage.cfm?TPID=3934&amp;utm_source=planningreports&amp;utm_medium=web&amp;utm_campaign=StrategicGrowthPlan</a>
Official map pursuant to N.J.S.A. 55D-32	Yes	2003		
Land Use map	N/A			
Zoning ordinance	Yes	2008		<a href="https://www.sussex.nj.us/cn/webpage.cfm?TPID=7685&amp;utm_source=planningboard&amp;utm_medium=web&amp;utm_campaign=LandDevelopmentStandards">https://www.sussex.nj.us/cn/webpage.cfm?TPID=7685&amp;utm_source=planningboard&amp;utm_medium=web&amp;utm_campaign=LandDevelopmentStandards</a>
Zoning map & schedule	N/A			
Natural Resource inventory	Yes	2009		<a href="https://www.sussex.nj.us/cn/webpage.cfm?TPID=6105&amp;utm_source=planningreports&amp;utm_medium=web&amp;utm_campaign=NaturalResourcesInventory">https://www.sussex.nj.us/cn/webpage.cfm?TPID=6105&amp;utm_source=planningreports&amp;utm_medium=web&amp;utm_campaign=NaturalResourcesInventory</a>
Recreation and Open Space Inventory	Yes	2016	Contained in Appendix C of Open Space Plan	<a href="https://www.sussex.nj.us/documents/planning/os/2016/final/sussex%20county%20osrp%20update-final%20(august%202016).pdf">https://www.sussex.nj.us/documents/planning/os/2016/final/sussex%20county%20osrp%20update-final%20(august%202016).pdf</a>
Redevelopment and/or rehabilitation plan	N/A			
Resource protection ordinances	N/A			
Stormwater Pollution Prevention Plan	Yes	2025		
Farmland Preservation/Agricultural Retention plan	Yes	2008	Plan is being updated	<a href="https://www.sussex.nj.us/cn/webpage.cfm?TPID=5513">https://www.sussex.nj.us/cn/webpage.cfm?TPID=5513</a>
Open Space Plan	Yes	2016		<a href="https://www.sussex.nj.us/cn/webpage.cfm?TPID=10037&amp;utm_source=openspace&amp;utm_medium=web&amp;utm_campaign=openspaceandrecreationplan">https://www.sussex.nj.us/cn/webpage.cfm?TPID=10037&amp;utm_source=openspace&amp;utm_medium=web&amp;utm_campaign=openspaceandrecreationplan</a>
Open Space Tax	Yes	2015		
Sustainable Jersey membership	No			
Other adopted planning documents	Yes			
Solid Waste Management Plan	Yes	2008		<a href="https://www.sussex.nj.us/cn/webpage.cfm?TPID=3933">https://www.sussex.nj.us/cn/webpage.cfm?TPID=3933</a>
Sewer Service Area Map	Yes	2013		<a href="https://www.sussex.nj.us/documents/planning/wmp/2013/futuresewerservice_june2012_rev6%20final.pdf">https://www.sussex.nj.us/documents/planning/wmp/2013/futuresewerservice_june2012_rev6%20final.pdf</a>
2021 Hazard Mitigation Plan	Yes	2021		<a href="https://www.sussex.nj.us/cn/webpage.cfm?TID=7&amp;TPID=17552%20">https://www.sussex.nj.us/cn/webpage.cfm?TID=7&amp;TPID=17552%20</a>
2025 Hazard Mitigation Plan Update	Yes		Final adoption has not yet occurred	<a href="https://www.sussexcountynjhmp.com/">https://www.sussexcountynjhmp.com/</a>
Ten Year Mobility Study	Yes	2006		<a href="https://www.sussex.nj.us/cn/webpage.cfm?TPID=5765&amp;utm_source=planningreports&amp;utm_medium=web&amp;utm_campaign=MobilityStudy">https://www.sussex.nj.us/cn/webpage.cfm?TPID=5765&amp;utm_source=planningreports&amp;utm_medium=web&amp;utm_campaign=MobilityStudy</a>
Groundwater Manual	Yes	1980		<a href="https://www.sussex.nj.us/cn/webpage.cfm?TPID=5763&amp;utm_source=planningreports&amp;utm_medium=web&amp;utm_campaign=GroundwaterManual">https://www.sussex.nj.us/cn/webpage.cfm?TPID=5763&amp;utm_source=planningreports&amp;utm_medium=web&amp;utm_campaign=GroundwaterManual</a>
Pollution Control Plan	Yes			<a href="https://www.sussex.nj.us/documents/engineering/2024-Sussex-County-Stormwater-Pollution-Prevention-Plan.pdf">https://www.sussex.nj.us/documents/engineering/2024-Sussex-County-Stormwater-Pollution-Prevention-Plan.pdf</a>
Western Highlands Scenic Byway Corridor Management Plan	Yes	2018/2019		<a href="https://www.nj.gov/transportation/community/scenic/pdf/whsbcmp.pdf">https://www.nj.gov/transportation/community/scenic/pdf/whsbcmp.pdf</a>

# Agenda Item Form

## Meeting Date Information

<b>Meeting Date</b> JUNE 11, 2025	<b>Meeting Date</b> 06/11/2025	<b>Submission Date</b> 06/02/2025
<b>Target Meeting *</b> 6/11/2025 6:00 PM – Regular Commissioner Meeting	<b>Department Head Deadline</b>  <b>Treasury Deadline</b>	<b>Grant Reviewer Deadline</b>  <b>County Counsel Deadline</b>
<b>Purchasing Deadline</b>	<b>Clerk of the Board Deadline</b>	
<b>County Administrator Deadline</b>		

## Resolution Information

**Resolution Type**

RESOLUTIONS OF SUPPORT

**Division**

PLANNING

**Department**

ENGINEERING AND PLANNING

**Municipal Name**

N/A

**Status**

DRAFT

**Agenda Order**

N/A

**Phone Number\***

973-579-0430

**Initiator's Extension\***

1303

**Project ID****Project ID Description****Does the supporting documentation need**

vendor/outside County signatures?\*

NO

**Was the resolution or supporting documentation**prepared or reviewed by outside counsel on behalf of  
the County?\*☐ YES☒ NO**Vendor Name\***

SCPB

**Document Description – Please enter a brief**description of the resolution. Please keep in mind that  
the Commissioner's will see this description.

No all caps lock permitted. 255 characters max.\*

This resolution authorizes the Sussex County Division  
of Planning to transmit the final Cross-Acceptance  
Response Template prepared under the State Plan  
Cross-Acceptance Work Program to the State Office of  
Planning Advocacy.

**Initiator's Name**

Bill Koppenaar

**Created By User's Email Address**

bkoppenaar@sussex.nj.us

**Resolution Package #**

3001522

**Resolution Number**

## Resolution Title

Enter the Resolution Title Here (CTRL + C to copy and CTRL + V to paste)

AUTHORIZING TRANSMITTAL OF THE SUSSEX COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE REPORT TO  
THE STATE PLANNING COMMISSION

## Resolution Summary

Enter the Resolution Summary Here (CTRL + C to copy and CTRL + V to paste)

- 1) This resolution authorizes the Sussex County Division of Planning to transmit the final Cross-Acceptance Response Template prepared under the State Plan Cross-Acceptance Work Program to the State Office of Planning Advocacy.
- 2) Section 2.9 of the Cross-Acceptance Report identifies the County Negotiating Committee members to include Chris Carney, Commissioner Director, Concetto Formica, Planning Board Chairman; John Sheldon, Planning Board Member; Bill Koppenaal, County Engineer; and Autumn Sylvester, Planning Director. This Committee will work with the NJ Office of Planning Advocacy to support modification of the Preliminary State Development and Redevelopment Plan incorporating comments contained within the Sussex County Cross-Acceptance Report into a Final State Development and Redevelopment Plan.

## Agenda Item Attachments (3)

Document Name	Attachment Type
<u>RES Resolution - Awaiting - 6/2/2025 - ENGINEERING AND PLANNING - - - SCPB</u>	RES Resolution - Draft
<u>6/11/2025 - ENGINEERING AND PLANNING - SCPB - SCPB RESOLUTION CA RESP</u>	RES Resolution - Other supporting documents
<u>ONSE TRANSMITTAL TO SPC SIGNED.PDF</u>	
<u>6/11/2025 - ENGINEERING AND PLANNING - SCPB - 20250605_RPT COMBINED</u>	RES Resolution - Other supporting documents
<u>COUNTY CART BW.PDF</u>	

## Notes

Please enter notes pertaining to the resolution

## Resolution Distribution

By default, the initiator will automatically receive a copy of the scanned resolution.

If you would like to send the scanned resolution to another person, please provide the email address below.

Distribution Email

## Approvals

**Reviewer**

**Reviewer Date**

**Division Head**

**Division Head Date**

**Department Head**

**Department Head Date**

BILL KOPPENAAL

06/05/2025

**Grant Reviewer**

**Grant Reviewer Date**

**Purchasing**

**Purchasing Date**

**Treasurer**

**Treasurer Date**

**Counsel**

**Counsel Date**

**County Administrator**

**County Administrator Date**

**Clerk of the Board**

**Clerk of the Board Date**

## Agenda Item Key

### Meeting Type \*

Commissioner Meeting

### Agenda Item Field \*

Resolution

### Owner Group \*

Everyone

### WF Initiator Email

BKOPPENAL@SUSSEX.NJ.US