

UNION COUNTY PLANNING BOARD

RESOLUTION No.: 2025-001

DATE: JUNE 11, 2025

WHEREAS, the State Planning Act of 1985 (N.J.S.A. 52:18A-196 et. seq.) created a State Planning Commission (SPC), and established the State Planning Office, with the responsibility to prepare, revise, and (re)adopt the State Development and Redevelopment Plan (State Plan) and for the purpose of establishing a cooperative planning process that involves the full participation of state, county and local governments; and

WHEREAS, the purpose of the State Plan in accordance with the State Planning Act is to integrate and coordinate 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 Board of Commissioners of Union County adopted Resolution No. 2025-80, on January 24, 2025, accepting the role as Negotiating Entity through the County Planning Office and County Planning Board to fully participate and work with County municipalities in the development of the State Plan through the Cross Acceptance (CA) process; and

WHEREAS, the State Planning Act provides that the State's Counties and Municipalities an essential role in the development of the State Plan through their participation in the CA process, the primary method under the Act for promoting coordination and integration of state, county and local plans by affording county and municipal governments an opportunity to be involved in reconciling inconsistencies between state and local policies through the CA process; and

WHEREAS, the SPC through the Office of Planning Advocacy (OPA), successor to the original State Planning Office, prepared a new Preliminary State Plan, in accordance with the New Jersey State Planning Rules (N.J.A.C. 15:30-2.1), adopted for release of the Preliminary State Plan on December 4, 2024; and

WHEREAS, The Union County Planning Office and Planning Board, as Negotiating Entity for the County of Union agreed in the Work Plan to submit a summary of findings from the Municipal Cross Acceptance Response Templates (CARTs) and summarizing comments on the Preliminary State Plan; and

NOW, THEREFORE, BE IT RESOLVED by the County Planning Office and County Planning Board have completed the following tasks in relation to the CA Process and as noted in the County CA Work Plan:

1. That the County Planning Office and Planning Board was authorized and directed by the County Commissioners to carry out the Cross Acceptance process associated to County tasks pursuant to the State Planning Act, N.J.S.A. 52:18A-196 et. seq., and the State Planning Rules, N.J.A.C. 15:30, and any other rules promulgated by the State Planning Commission for this purpose;

2. That the County Planning Office and County Planning Board as Negotiating Entity worked with the County Board of Commissioners to adopt a resolution, as noted above, to participate in the Cross Acceptance process, prepared a CA work plan, dated February 12, 2025, assist with an OPA public hearing, and coordinate with County Municipalities to deliver related tasks identified in the Office of Planning Advocacy's Cross Acceptance Manual;
3. That the County Planning Office has assisted the OPA in scheduling their public hearing in Union County held at the Cranford Community Center on February 25, 2025;
4. That the County Planning Office held meetings with County Municipalities on February 20, 2025 and held a follow-up meeting on April 10, 2025 to answer questions regarding the Municipal Cross-acceptance Response Template (CART) document and the OPA's Survey 123 mapping program with participation from the OPA office;
5. The County Planning Office and Planning Board received Municipal CARTs, or OPA prepared CARTs, High-Level-Reviews (HLR), or Planning Document Reviews (PDR) from municipalities requesting assistance or not responding as follows:

Berkeley Heights	- CART
Clark	- PDR
Cranford	- CART
Elizabeth	- PDR
Fanwood	- CART
Garwood	- HLR – Municipality Agreed not to Participate in CA Process
Hillside	- HLR
Kenilworth	- HLR
Linden	- HLR
Mountainside	- HLR
New Providence	- CART
Plainfield	- PDR
Rahway	- PDR
Roselle	- HLR
Roselle Park	- CART
Scotch Plains	- CART
Springfield	- CART
Summit	- CART
Union	- CART
Westfield	- CART
Winfield	- PDR

NOW THEREFORE, BE IT FURTHER RESOLVED, that the County Planning Board has reviewed the information described herein, the Summary County Cross Acceptance Response, and hereby authorizes the County Planning Office to transmit Union County's summary CART to the State Planning Commission as part of the Cross Acceptance process toward the adoption of the new State Plan.

The 2025 County of Union Planning Board certifies that this resolution was adopted by unanimous vote during its regular meeting on Wednesday, June 11, 2025.




John DelSordi, Chairman, Union County
Planning Board



Timothy McConway, Vice Chairman,
Union County Planning Board



Kamal Saleh, Secretary, Union County
Planning Board



Manuel R. Grova, Union County
Planning Board Attorney

Union County Cross Acceptance Summary

June 11, 2025



UNION COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

Introduction:

This Union 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 Union County CART summarizes municipal input from meetings, plan consistency review, and survey responses from January through April 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

The County adopted a resolution on January 24, 2025, accepting the role as negotiating entity for the Cross Acceptance Process. All 21 municipalities within Union County, along with representative consultants, and Union County officials, were invited to participate in the Cross Acceptance Process, with the following opportunities for participation. Only one municipality opted not participate in the process.

1. Meetings

- Union County offered a combined virtual and in-person Cross Acceptance Kick-Off meetings on February 20, 2025 and follow-up meeting on April 10, 2025 at the County Engineering Building with municipal representatives provided by the associated municipal administrations. The first meeting had about nine towns in attendance and the second meeting had about seven towns in attendance. Both meetings had Office of Planning Advocacy (OPA) staff in attendance virtually to answer any questions. The first meeting provided an overview of the CA process and related tasks required of the municipalities and county. The second meeting was a follow-up meeting to provide a status of CARTs provided by municipalities, along with next steps, need for any mapping requests, CART deadlines, summary County CART, and resolution from the Negotiating Entity.
- The County of Union Planning Office provided the OPA with venue for the Cross Acceptance Public Meeting held at the Cranford Community Center on February 25, 2025, with a virtual and in-person option offered to attendees. The County also had Commissioner Chairwoman Lourdes Leon, Commissioners Kowalski and Delisfort to provide welcoming remarks to municipal representatives and residents. The OPA provided a summary regarding the State Plan and its mission and vision. The OPA explained the Cross Acceptance process and the purpose of County and Municipal involvement in the process. The OPA further explained the timeline, mapping component, tasks and ten major goals of the updated State Plan. Prior to concluding the public meeting, the OPA provided a question-and-answer session.



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- The County and State provided Individual meetings and discussion on the CART and CA process as requested by municipalities throughout the process.

2. CART Survey

- CART surveys were distributed to municipalities to complete. Some municipalities did not have the resources to complete the CART, so a high-level review was conducted by the County, with the assistance of OPA and planning consultant for the following municipalities:

3. State Plan Policy Map Mapping Feedback Survey

- The State Plan Policy Map was used as a basis to solicit mapping feedback via an online survey, hosted by Survey123. Only one municipality, Summit, submitted mapping feedback, on a park and river area that should be designated as preserved or sensitive instead of the PA-1 designation. The County Planning Office discussed this item with the OPA and they indicated that all such parks, streams/rivers, and open space areas will be considered or designated as sensitive in the updated State Plan to avoid the necessity to individually amend the State Plan map for all such areas in the State. No other municipality in the County requested any mapping changes which is likely due to the fact that the majority of the County is PA-1 with exception to Open Space, streams/rivers, and Park areas.



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Key Takeaways from the Cross Acceptance Process in Union County

Overview

A total of 20 municipal Cross Acceptance reviews were prepared or provided. Seven municipalities provided a CART for their municipality, nine municipalities had high level reviews prepared by a combination of the OPA intern and OPA consultant, and four municipalities had State Plan Alignments reviews prepared by the OPA consultant. High Level Reviews (HLR) and State Plan Alignments (SPA) were prepared due to municipal request, limited staff, lack of funding, or lack of response to the preparation of CART templates submitted to all County Municipalities by the County and State. In some cases, the municipalities provided information for the HLRs or SPAs or associated information found by the County Planning Office, related archives, municipal websites, or State resources. A HLR was prepared for Garwood, even though they opted out of participation, to provide general information that relate to the State Plan however most of the questions outlined in the CART template were left blank due non-participation of the municipality. Other HLRs were prepared for municipalities that did not respond or assist in the preparation of these reviews. In the HLRs or SPAs some CART questions were left blank due to lack of input from the municipality.

One municipality, Winfield, had insufficient data available online or in County archives on existing or proposed master plans, development, or redevelopment to provide information related to a CART. Hence, no CART, HLR, or SPA was prepared for this municipality.

- Summit City was the only municipality that submitted mapping feedback on the State Plan Policy Map, see map feedback in previous section above and associated map in the appendix.

1. Areas of Alignment with the State Plan

- Municipalities are generally consistent with the State Plan goals and map.

2. Areas of Disagreement with the State Plan

- Some municipalities indicated a need for further preservation and protection of environmentally sensitive areas, especially as related to flooding. See previous section response on State Plan Policy Map Mapping Feedback Survey.



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UNION COUNTY

A.2 Cross-Acceptance Response Template

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	2016
<input type="checkbox"/> Master Plan Reexamination Report(s)	None required
<input type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32	Not Available
<input checked="" type="checkbox"/> Land use map	1998 Master Plan
<input checked="" type="checkbox"/> Zoning Ordinance and other land development standards	Amended in 2020
<input type="checkbox"/> Zoning map and schedule	Not Applicable
<input type="checkbox"/> Redevelopment Plans	Not Applicable
<input type="checkbox"/> Approved Housing Element and Fair Share Plans	Not Applicable
<input type="checkbox"/> Natural Resource Inventory	Not Available
<input checked="" type="checkbox"/> Recreation and Open Space Inventory (ROSI)	2010
Parks, Recreation, and Open Space Plan	
<input type="checkbox"/> Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL)	Not Applicable
<input type="checkbox"/> Resource protection ordinances	Not Available
<input type="checkbox"/> Farmland Preservation/Agricultural Retention Plan	Not Applicable
<input type="checkbox"/> Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)	Not Available



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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 1998 County Master Plan's goal is for the County to continue promoting economic development efforts to reducing unemployment, encourage employment opportunities, and enhance economic development in compatible industrial, commercial, office, retail, and mixed use where appropriate in the County. The Master Plan also promotes economic development activities throughout the County, and the reclamation and redevelopment of Brownfields within the County.
- The County Transportation Plan has a goal to "To maintain the efficient movement of goods," by various modes to support economic development in the County.

Housing – *Consistent*

- The 1998 County Master Plan promotes a broad range of housing opportunities for all income levels and household types and encourages maintenance, rehabilitation of existing housing stock and construction of various types of new housing.
- County Transportation Plans goal, "To ensure that quality public transportation is available in Union County," aligns closely with supporting the development of housing throughout Union County. Transit oriented development, and housing near bus and rail stations is supported throughout the State Plan.

Infrastructure – *Consistent*

- The 1998 County Master Plan promotes the upgrade and improvement of essential infrastructure, transportation and transit facilities throughout the County to help promote housing, economic development, and redevelopment.
- The County Transportation Plan has goals, "To improve and maintain a sound transportation infrastructure designed to support the growth of Union County and better serve all users," and "To prepare for and adapt to changing conditions and withstand, respond to and recover rapidly from disruptions."
- Pg 95 of the County's Transportation Plan, the County recommends in their implementation matrix focused on roadways is to "continue to main the bridges and roadways of the County system as well as stormwater facilities and work with the municipalities when needs are identified within the system" (pg 95).

Revitalization and Recentering – *Consistent*

- The 1998 County Master plan promotes revitalization of the County's urban centers and older suburban areas with adaptive reuse, economic development, environmental clean-up, upgrade infrastructure, and upgrading transportation facilities which aligns closely



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with the revitalization and recentering goal of the State Plan.

Climate Change – *Consistent*

- The 1998 County Master plan does not articulate climate change directly but does promote environmental clean-up and does promote enhancing environmentally sensitive areas and lands including floodplains, freshwater/saline wetlands, and sensitive or other challenging physiographic characteristics/areas in the County.
- Pg. 79 of Union County’s 2016 Transportation Plan mentions its awareness of changes that will have significant impacts on transportation assets. The Plan addresses climate change impacts through examination efforts to prepare for the future. Specifically, the “Master Plan examines existing efforts to address climate resilience; trends in regional climate change related to sea level rise, storm surge, temperature and precipitation; various issues and opportunities; and a strategy to implement recommendations.”
- Pg. 84 of Union County’s 2016 Transportation Plan, provided context of issues and opportunities of projected impacts of climate change on the transportation system.
- Pg. 86 of Union County’s 2016 Transportation Plan lists climate resilience implementation that Union County and participate and/or support. The actions to improve climate resilience includes the following:
 - “(1) Work with NJDOT, NJ TRANSIT and other partners to improve the resilience of the County transportation infrastructure against the impacts of extreme weather.
 - (2) Identify existing infrastructure that can be elevated and work with partner agencies to pursue funding for this work. When feasible, site future infrastructure out of or above future flood-prone areas.
 - (3) Establish and frequently update emergency detours and evacuation routes.”

Natural and Water Resources – *Consistent*

- The 1998 County Master plan does not articulate climate change directly but does promote enhancing environmentally sensitive areas and lands including floodplains, and freshwater/saline wetlands areas in the County.
- Pg 109 of the County’s OSRP, the County notes a long-term (5+ years) action item under ‘Open Space Opportunity Areas’ that specifically mentions to “integrate the identified open space opportunities into the long-term investment planning and the Strategic Investment Framework. This action item is a critical component of promoting healthy and safe social environments and the preservation and stewardship of natural resources and wildlife habitats” (Pg 109).



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- Pg 113 of the County's OSRP, the County notes a long-term (5+ years) action item under 'Other Action Items' that highlights 'Analysis of County growth regions.' "[Based on the discussion about projected growth areas in] the open space needs analysis,... the projected high rate in south Brunswick, North Brunswick, Monroe, Old Bridge, Sayreville, and South Amboy is important to monitor in coordination with the Strategic Investment Framework functional plan. As population growth increases in these areas, additional open space will be needed to serve the population" (Pg 113).
- Pg 7 of the County's OSRP, the County mentions the methods of preserving more and improving better access to existing open space "will help satisfy the County's open space needs. [The use of] Geographic Systems (GIS) modeling and recreation facility inventory determined the open space needs in the County. The research team identified existing recreational facilities and compared them to current and future population trend data" (pg 7).
- Pg 51 of the County's OSRP, the County highlights that "open space needs can be addressed through open space acquisition or improved access to existing open space. [Specifically,] some neighborhoods around Roosevelt and Merrill Park would benefit from additional park entry points. Opportunities for improving open space availability without adding additional open space acres also exist at Cheesquake State Park" (pg 51).
- Pg 111 of the County's OSRP, the County identifies a short-term (1-2 years) listed under 'Other Action Items' to "Improve open space access for County Parks and work closely with State and Municipal governments to provide better access to State and Municipal open space. [Based on the] Open Space Needs Analysis (Chapter 3) revealed where increase access to existing parks could address open space needs. Additional entrances at Roosevelt and Merrill County Parks can help provide walking access to more residents. Cheesquake Park has an opportunity to provide additional entrances as well as greenway connections. These additional park entry points can address access needs" (pg 111)

Pollution and Environmental Clean-Up – *Consistent*

- The 1998 County Master plan does not articulate pollution directly but does promote environmental clean-up and does promote enhancing environmentally sensitive areas and lands including floodplains, freshwater/saline wetlands, and sensitive or other challenging physiographic characteristics/areas in the County. The Master Plan also promotes economic development activities throughout the County, and the reclamation and redevelopment of Brownfields within the County.

Historic and Scenic Resources – *Consistent*

- The 1998 County Master plan does not articulate pollution directly but does recommend through identification of significant historic sites and promoting their restoration and preservation of key historical sites, such as, Liberty Hall in Union Township, Merchants & Drivers Tavern in Rahway, Union County Arts Center, and other sites such as, Westfield



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Symphony Orchestra, and New Jersey Center for Visual Arts to name a few historic sites in the County. This section of the plan also notes that the County is home to various American Revolution sites. Historic attractions include sites such as, museums of Belcher-Ogden, Bonnell House, Boxwood Hall, and the Presbyterian Church in Elizabeth that attracts tourists, as well as various other tourism sites in municipalities throughout the County.

- Pg 16 of the County's OSRP, the County retained three of their 2003 OSRP goals which states "provide a public system of major parks and open spaces that forever preserves sufficient land to accommodate a variety of recreational activities, conserve scenic, historic, cultural, and environmental features to enhance the quality of life for County residents. Assure that adequate recreational facilities are available to meet the needs of residents. Provide programs and facilities to assure opportunities for cultural and heritage appreciation."
- Pg 94-95 of the County's OSRP, the County is looking to extend the existing Greenway as an "initial step for further developing and implementing a County-wide greenway system, an important element of the Destination 2040 process... the implementation will require effective collaboration with municipal governments, stakeholders, and landowners... [the county] suggest creating a Greenway Working Group at the County level, responsible for collecting all existing Greenway approaches and information, steering necessary feasibilities studies, and building consensus for implementing the overall Greenway System" (page 94). In addition, the County listed short-term (1-2 years) goals which include 'developing detailed greenway concept', create feeder bike lanes to the existing Middlesex Greenway, Greenway extension (page 94-95).

Equity – *Consistent*

- The 1998 County Master plan does not articulate equity but does promote housing, employment, transportation, and economic development for all groups and income levels.
- Pg. 46 of Union County's 2016 Transportation Plan lists public transportation implementation strategies "designed to address issues related to transit mobility, coordination of services, equity of accessibility and connectivity to existing public transportation facilities."

Sound and Integrated Planning – *Consistent*

- The 1998 County Master plan does not articulate integrated planning but does promote and encourage development in a sound manner while working cooperatively with federal, state, regional, and municipal agencies to benefit infrastructure, redevelopment, and economic development throughout the County.



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- Pg 94 of the County's OSRP, the County notes an expressed interest in expanding the existing Middlesex Greenway. "Extending the existing Middlesex Greenway will be the initial step for further developing and implementing a County-wide greenway system... Although there is a consensus about a comprehensive greenway system's value, the implementation will require effective collaboration with municipal governments, stakeholders, and landowners (to secure right-of-way or necessary land acquisition). [The County] suggest creating a Greenway Working Group at the County level, responsible for collecting all existing Greenway approaches and information, steering necessary feasibilities, studies, and building consensus for implementing the overall Greenway System."

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 County's goals are aligned with the goals of the State Plan.

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 Union County is PA-1, which is appropriate considering the built-out nature of the County. The State should evaluate environmentally sensitive areas within the County to consider an environmentally sensitive overlay or planning area designation.

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 County through Cross Acceptance process has not received any issues or concerns from its interaction with County municipalities other than the issue of time frame for municipalities to respond to preparing their CARTs. The municipalities that responded did not raise any issues with the concepts identified in the draft State Plan.

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

- The County and Municipalities have provided various ways where their plans are consistent with the State Plan and others have indicated they will consider modifying future plans to be more consistent with the updated 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.**
- The Office of Planning Advocacy, Counties, and municipalities need to be provided the resources to enable revisions to associated plans in relation to State Plan Implementation and corresponding agencies and related programs should be modified to streamline State Plan implementation.
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.**
- Union County is essentially a P1 designation with exception to open spaces, streams/rivers, parks and environmentally sensitive areas. Union County has a few municipalities along the coastline and inland streams/rivers that are vulnerable to climate impacts. Various protective measures should be considered to assist these municipalities from growing climate issues, such as sea rise and frequent severe storms.
6. **Does the municipality and/or county have the following?**
- ☒ Open Space Plan
 - ☐ Open Space Tax
 - ☐ Other
7. **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?

Sustainable Jersey does not have a program for Counties.



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

- 1) To improve and maintain a sound transportation infrastructure designed to support the growth of Union County and better serve all users.
- 2) To ensure that quality public transportation is available in Union County.
- 3) To increase safety and mobility while minimizing congestion on the roadway system.

9. **Please list the Negotiating Committee members:** County Engineer, County Planner, and Commissioner/County Planning Board Member.

10. **Will your county require a translator at the public hearings?** Not required. **If so, please identify language:** Not applicable.

11. **Additional comment(s):** None at this time.



Municipal CARTs



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Berkeley Heights Township

A.2 Cross-Acceptance Response Template

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 | 2022 |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s) | 2020 |
| <input checked="" type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32 | 2024 |
| <input checked="" type="checkbox"/> Land use map | 2022 |
| <input checked="" type="checkbox"/> Zoning Ordinance and other land development standards | Annual updates |
| <input checked="" type="checkbox"/> Zoning map and schedule | 11/1/2024 |
| <input checked="" type="checkbox"/> Redevelopment Plans | numerous |
| <input type="checkbox"/> Approved Housing Element and Fair Share Plans | Click or tap to enter a date. |
| <input checked="" type="checkbox"/> Natural Resource Inventory | 2005 |
| <input checked="" type="checkbox"/> Recreation and Open Space Inventory (ROSI) | Click or tap to enter a date. |
| <input checked="" type="checkbox"/> Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL) | multiple |
| <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) | Click or tap to enter a date. |



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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 Township has reviewed the ten goals in the 2024 Preliminary Draft of the New Jersey Development and Redevelopment Plan ("Preliminary State Plan") and is actively incorporating the following key concepts and policy objectives as outlined below.

1. Economic Development Goal – Berkeley Heights has and will continue to take steps to streamline economic development efforts by improving intergovernmental coordination, simplify regulatory activities, and create a more business-friendly environment.
2. Housing Goal – Berkeley Heights has a record of compliance with our state constitutional affordable housing obligations. Berkeley Heights is actively working on redevelopment efforts downtown to provide new inclusionary housing opportunities to address the State Plan's housing supply goals.
3. Infrastructure Goal – Berkeley Heights supports transit-oriented development in the downtown where there is a NJ Transit train station.
4. Revitalization and Recentering Goal – Berkeley Heights has prioritized the redevelopment of its downtown area to create a cultural and commercial focal point for the Township by supporting new housing, businesses, and public amenities, including parks and open space and a recently redeveloped new municipal complex consisting of a new town hall, police station, library, community center and improvements to the Township's department of Public Works facilities.
5. Climate Change Goal – Berkeley Heights across all levels has worked to address climate change by supporting goals and initiatives of the Environmental Commission and Green Team, and being Sustainable NJ certified.
6. Natural and Water Resources Goal – Berkeley Heights actively protects its natural resources, parks, and recreation areas.
7. Pollution and Environmental Clean-Up Goal – Berkeley Heights actively encourages recycling.
8. Historic and Scenic Resources Goal – Berkeley Heights supports the preserving of the Township's cultural and historic sites as well as our parks and recreation areas.
9. Equity Goal – Berkeley Heights is committed to fostering an inclusive and active community where public engagement is welcome.
10. Comprehensive Planning Goal – Berkeley Heights is actively working with our federal, state, county, and regional partners to implement planning goals to address statewide and regional planning issues such as flood mitigation and transportation.

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?**



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As outlined above, Berkeley Heights is generally consistent with the ten high-level planning goals of the Preliminary State Plan.

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

Berkeley Heights and Union County are predominately located in Metropolitan Planning Area PA1 on the 2001 State Plan Policy Map and are proposed to continue to remain in the Metropolitan Planning Area PA 1 on the Preliminary State Plan Policy Map. Berkeley Heights understands that the designation of Metropolitan Planning Area PA1 is unlikely to change based on the location and developed nature of most of Union 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.**

The Preliminary State Plan makes housing a top priority. Berkeley Heights would recommend that as more housing opportunities are planned in the Township to satisfy its affordable housing obligations, more state funding and grants are awarded for the preservation of open space, recreation, green acres or other conservation programs to address the secondary impacts and needs of the new residents.

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

Berkeley Heights is generally consistent with the ten high-level goals of the Preliminary 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.**

Berkeley Heights recognizes and strongly supports resiliency planning and has been working with the NJDEP to address new state flood hazard area rules. It is our recommendation that the adopted State Plan requires a greater coordination and support between the Department of Environmental Protection and all municipalities to achieve the planning goals outlined throughout the State Plan.

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.**

Berkeley Heights continues to focus its redevelopment efforts within two distinct locations of the



UNION COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

municipality, its downtown main street of Springfield Avenue, and the revisioning of the Connell Campus. Berkeley Heights has focused its redevelopment efforts in these two locations to address its affordable housing obligations to locate new residents in places wherein it is a reasonable opportunity to reduce the number of automobiles and vehicle trips. In doing so, it is also a goal of the Township to preserve from overdevelopment the more suburban and quiet sections of the town that may not have the infrastructure and roads to manage a significant increase in vehicular traffic and overdevelopment.

6. Does the municipality and/or county have the following?

☒ Open Space Plan

☒ Open Space Tax

☐ Other

7. 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?

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

1). Revitalize our downtown and business districts with a vibrant mix of commercial, residential, and recreational opportunities that will enhance our local and regional economy, create jobs, and comply with state constitutional affordable housing obligations based on sound, smart planning.

2). Protect, enhance, and expand parks, open space, and recreational opportunities for the local and regional community.

3). Coordinate with federal, state, county, and regional partners to implement comprehensive planning goals to address regional planning issues such as flood mitigation and transportation.

9. Please list the Negotiating Committee members:

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

11. Additional comment(s): None provided.



UNION COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

Clark Township

A.2 CLARK Cross-Acceptance Response Template

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 | 2003 |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s) | 2013, 2023 |
| <input checked="" type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32 | 2022 |
| <input type="checkbox"/> Land use map | Click or tap to enter a date. |
| <input checked="" type="checkbox"/> Zoning Ordinance and other land development standards | 2024 |
| <input checked="" type="checkbox"/> Zoning map and schedule | 2005 |
| <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 type="checkbox"/> Recreation and Open Space Inventory (ROSI) | Click or tap to enter a date. |
| <input checked="" type="checkbox"/> Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL) | multiple |
| <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) | Stormwater Management Plan, 2023 |

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.

Equity: Clark does not explicitly tackle equity in planning goals, but some of the goals, especially in environmental protection and transportation, would address it to some degree.



UNION COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

Climate Change: The goal would ideally have more information and strategies for a clearer image of Clark's vision for its future. However, I do not anticipate Clark disagreeing with the State Plan on any aspect of climate change based on this Master Plan.

Natural and Water Resources: The goal would ideally have more information and strategies for a clearer image of Clark's vision for its future. However, I do not anticipate Clark disagreeing with the State Plan on any aspect of natural resources and water protection based on this Master Plan.

Pollution and Environmental Clean-Up: This goal would ideally have more information and strategies for a clearer image of Clark's vision for its present and future. However, I do not anticipate Clark disagreeing with the State Plan on any aspect of brownfields/recycling based on this Master Plan.

Infrastructure: This goal would ideally have more information and strategies for a clearer image of Clark's vision for its present and future. However, I do not anticipate Clark disagreeing with the State Plan on any aspect of housing based on this Master Plan.

Housing: This goal would ideally have more information and strategies for a clearer image of Clark's vision for its present and future. However, I do not anticipate Clark disagreeing with the State Plan on any aspect of economic development based on this Master Plan.

Economic Development: This goal would ideally have more information and strategies for a clearer image of Clark's vision for its present and future. However, I do not anticipate Clark disagreeing with the State Plan on any aspect of economic development based on this Master Plan.

Historic and Scenic Resources: I do not have access to any planning documents that address this topic, so I cannot have a fully informed analysis and opinion on how Clark aligns/does not align with the State Plan on historic and scenic resources.

Revitalization and Recentering: Clark has multiple redevelopment plans showing a clear alignment with this goal of the State Plan.

Comprehensive Planning: This goal would ideally have more information and strategies for a clearer image of Clark's vision for its present and future. However, I do not anticipate Clark disagreeing with the State Plan on any aspect of comprehensive planning based on this Master Plan.

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?**



UNION COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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.**
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. **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



UNION COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

Cranford Township

A.2 Cross-Acceptance Response Template Township of Cranford

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 adopted September 30, 2009 and Housing Plan Element Fair Share Plan Draft, dated February 2021**
- ☒ Master Plan Reexamination Report(s)
 - **Adopted September 18, 2019**
- ☒ Official Map pursuant to N.J.S.A. 55D-32
- ☒ Land use map
 - **Adopted September 30, 2009**
- ☒ Zoning Ordinance and other land development standards
 - **Approximately 1992**
- ☒ Zoning map and schedule
 - **2014**
- ☒ Natural Resource Inventory
 - **December 2003**
- ☐ Recreation and Open Space Inventory (ROSI)
- ☒ Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL)
 - **North Avenue Redevelopment Plan, 2022**
 - **South Avenue + Chestnut Street Redevelopment Plan, January 19, 2022**
 - **750 Walnut Avenue Redevelopment Plan, November 18, 2021, Amended January 25, 2021**
 - **Western Gateway District: South Avenue Redevelopment Plan, September 1, 2005**
 - **Cranford Crossing Redevelopment Plan, April 1999, Amended July 2001**
- ☐ Resource protection ordinances
- ☐ Farmland Preservation/Agricultural Retention Plan
- ☒ Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)
 - **Municipal Stormwater Management Plan, Revised January 24, 2008**
 - **Community Forestry Management Plan, January 2020**



UNION COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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 Township of Cranford's Master Plan Reexamination incorporates the shared goals of enhancing its parks and recreation programs, maintaining and increasing open space, protecting the local environment, and revitalizing the Township by emphasizing the economic vibrancy of the Downtown.

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 Municipal Master Plan will be reexamined every 10 years per Municipal Land Use Law Requirements, at which time the reexaminations will be reviewed for State goal consistency.

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

The Township of Cranford is designated as a Metropolitan Planning Area (PA1). The Township identifies ways in which the Township is suited for this designation. The Township's economic and non-residential goals establish the need for a parking strategy that supports future growth. Additionally, the Township establishes the preservation of Cranford's 'unique character and historical architecture' as one of its core visions. The Townships designation as PA1 is also supported by its efforts to increase mass transit usage and efforts to take advantage of its metropolitan location, competitive economic development, and its skilled labor force.

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 – There is no Preliminary State Plan to review.

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

The Municipal Master Plan will be reexamined every 10 years per Municipal Land Use Law Requirements, at which time the reexaminations will be reviewed for State goal consistency.

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 – There is no Preliminary State Plan to review.

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.

N/A



UNION COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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.

The Township of Cranford is bisected by the Rahway River and its associated tributaries. Naturally, during times of heavy rainfall, the river swells and can overflow its banks. Severe storms, such as Hurricane Irene in 2011, have led to serious flooding in the Township. Due to our exposure to this natural hazard, the Township has taken an aggressive approach to regulating land use and development. It is our hope that the restrictions, regulations, and our public education efforts will ultimately mitigate potential future risks and the impact of the next flood.

Our efforts include the creation of the Cranford Flood Advisory Committee (CFAC) back in 1997, providing general information and educational materials, consultation on flood related issues, and coordinated efforts between the Office of Planning & Zoning, the Building Department, and the Township Engineer. This includes close review of all development applications and site improvements in the floodplain to ensure that any and all work that is completed in the at-risk areas are completed responsibly and above the minimum required standards.

The Township also participates in FEMA's Community Rating System (CRS). The CRS is a program that provides incentives to communities to effectively and responsibly manage their floodplain. Our participation in the CRS program affords property owners who currently hold a flood insurance policy through the National Flood Insurance Program a 15% discount on their premiums.

6. Does the municipality and/or county have an open space plan? Open space tax?
The Township of Cranford does not have an open space plan or open space tax. Union County has had an open space tax since November 1998 and is calculated at a rate of \$0.02 per \$100 of assessed property value. Additionally, the County has a 2010 Parks, Recreation & Open Space Plan.

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?

Yes, the Township of Cranford was certified by Sustainable Jersey as recently as September 2023. Per Resolution 2009-292, the Township created the Cranford Green Team and simultaneously established local initiatives to pursue Sustainable Jersey Municipal Certification, by which the resolution was issued on January 15, 2013. Cranford also has a Shade Tree Commission.

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

1. Economic and Residential Goal #1: "Conserve and promote the economic vitality of the Downtown so that the core of Cranford remains healthy."
2. Residential Goal #1: "Provide a wide range of housing to meet the needs of residents in diverse income groups."
3. Recreation and Open Space Goal #1: "Increase and improve park, open space, recreational and cultural facilities for all Township residents."



UNION COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

9. Please list the Negotiating Committee members:

- Not provided

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

N/A

11. Additional comment(s): None provided.



UNION COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

Elizabeth City

A.2 ELIZABETH Cross-Acceptance Response Template

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 | 2005 |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s) | 2008, 2015, 2020 |
| <input checked="" type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32 | 2007 |
| <input type="checkbox"/> Land use map | Click or tap to enter a date. |
| <input type="checkbox"/> Zoning Ordinance and other land development standards | Click or tap to enter a date. |
| <input checked="" type="checkbox"/> Zoning map and schedule | 2022 |
| <input 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) | 2024 |
| <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. |



UNION COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

- ☒ 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) Stormwater Management Plan 2021

5. **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.**

Equity: More goals that explicitly mention equity in the Master Plan would be ideal. Even if there are not any goals that clearly mention it, more strategies that implicitly cover equity, especially in topics such as housing, transportation access, and environmental protection, would really strengthen the Master Plan and give a clearer idea of where Elizabeth aligns and potentially disagrees with the ideas of the State Plan.

Climate Change: There are currently no goals that explicitly address climate change in Elizabeth's Master Plan. More goals and details on the matter would be awesome, as it would give a clearer idea of Elizabeth's vision for the future and how that aligns with the State Plan.

Natural and Water Resources: There are currently no goals that explicitly address natural resources and water protection in Elizabeth's Master Plan. More goals and details on the matter would be awesome, as it would give a clearer idea of Elizabeth's vision for the future and how that aligns with the State Plan.

Pollution and Environmental Clean-Up: There are currently no goals that explicitly address pollution and environmental clean-up in Elizabeth's Master Plan. More goals and details on the matter would be awesome, as it would give a clearer idea of Elizabeth's vision for the future and how that aligns with the State Plan.

Infrastructure: There are currently no goals that explicitly address infrastructure, such as clean energy and transportation in Elizabeth's Master Plan. More goals and details on the matter would be awesome, as it would give a clearer idea of Elizabeth's vision for the future and how that aligns with the State Plan.

Housing: More discussion of affordable housing, current housing stock, improving safety and amenities of housing, and housing for the elderly would be great! It does not appear that the city wants to increase density when necessary to meet housing demand, as there is explicit focus on protecting single- and two-family residential areas. However, this may be in the works on the current Affordable Housing and Fair Share Plan.

Economic Development: There are currently no goals that explicitly address economic development in Elizabeth's Master Plan. More goals and details on the matter would be awesome,



UNION COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

as it would give a clearer idea of Elizabeth's vision for the future and how that aligns with the State Plan.

Historic and Scenic Resources: There are currently no goals that explicitly address historic and recreational resources in Elizabeth's Master Plan. More goals and details on the matter would be awesome, as it would give a clearer idea of Elizabeth's vision for the future and how that aligns with the State Plan.

Revitalization and Recentering: Brief mention of redevelopment in Elizabeth's Master Plan. Unfortunately, I currently do not have any redevelopment plans for a deeper dive to analyze alignment with State Planning goals.

Comprehensive Planning: There are currently no goals that explicitly address comprehensive planning in Elizabeth's Master Plan. More goals and details on the matter would be awesome, as it would give a clearer idea of Elizabeth's vision for the future and how that aligns with the State Plan.

6. **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?**
7. **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.**
2. **Provide a detailed explanation of how municipal and county plans will be modified in order to create a greater degree of consistency.**
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. **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.**



UNION COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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
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?**
Yes, Elizabeth is Bronze a member of Sustainable Jersey.
8. **Please indicate your community's three most important local and regional land use planning goals and priorities:**
9. **Please list the Negotiating Committee members:**
10. **Will your county require a translator at the public hearings? If so, please identify language:**
11. **Additional comment(s):** None Provided



UNION COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

Fanwood Borough

A.2 Cross-Acceptance Response Template

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 | 11/1/1998 |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s) | 2004, 2010, 2021 |
| <input checked="" type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32 | 8/9/1972 |
| <input checked="" type="checkbox"/> Land use map | 11/1/1998 |
| <input checked="" type="checkbox"/> Zoning Ordinance and other land development standards | 12/28/2000 |
| <input checked="" type="checkbox"/> Zoning map and schedule | 8/22/2024 |
| <input checked="" type="checkbox"/> Redevelopment Plans | multiple |
| <input type="checkbox"/> Approved Housing Element and Fair Share Plans | Click or tap to enter a date. |
| <input checked="" type="checkbox"/> Natural Resource Inventory | 2018 |
| <input checked="" type="checkbox"/> Recreation and Open Space Inventory (ROSI) | 11/1/2023 |
| <input checked="" 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 | multiple |
| <input type="checkbox"/> Farmland Preservation/Agricultural Retention Plan | Click or tap to enter a date. |



UNION COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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

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.

Fanwood's Master Plan incorporates general municipal goals and objectives that are derived from NJSA 40:55D-2, as well as six additional goals and objectives that are specific to the Borough. The Borough's goals and objectives are generally consistent or compatible with those of the goals and objectives that are specific to the Borough. The Borough's goals and objectives are generally consistent or compatible with those of the pollution and environmental clean-up, historic and scenic resources, equity, and sound and integrated planning.

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?

Although the Borough's master plan goals and objectives are generally consistent or compatible with those of the draft State Plan, the Borough may seek to include additional master plan goals and objectives to enhance the themes of equity and climate change as it prepares an updated

Master Plan. For context, please note that Fanwood is in the process of preparing an updated master plan, which will include a Climate Change-Related Hazard Vulnerability Assessment and other components. Also note that the emphasis on equity and climate change is, for the most part, a new addition to the State Plan language, which results from changed circumstances and a general refocus in State planning policy since 2001

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

Fanwood's current designation as entirely located within Planning Area 1 (Metropolitan Planning Area) suits the current development of the municipality and broader region. As the preferred location for most of the State's future development and redevelopment, the Borough's continued location in Planning Area 1, which is indicated in mapping provided by Union County in association with the cross-acceptance process, affords a high degree of flexibility. This designation also suits Fanwood's envisioned future development, which, however, is limited due to the Borough being built-out and containing limited available development land.



UNION COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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.**

Though the Borough's master plan goals and objectives are generally consistent and compatible with those of the draft State Plan, we disagree with the following draft State Plan language: "Zoning encouraging employment growth that does not provide for a proportional increase in housing is inconsistent with the Plan." This should be revised to recognize that it may not always be possible to provide for such a proportional increase in built-out municipalities like Fanwood due to lack of available and developable land. Currently, this language could make even minor zoning amendments or redevelopment plans for non-residential uses inconsistent with the draft State Plan.

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's master plan goals and objectives are generally consistent and compatible with those of the current and draft State Plans. There is no identified need to modify the Borough's existing goals and objectives in order to achieve a greater degree of consistency with the current and draft State Plans. However, please note that the Borough is in the process of updating its master plan. Said process began before the release of the draft State Plan. It is envisioned that the goals and objectives of the Borough's updated master plan will continue to be consistent and compatible with those of the current and draft 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.**

State review of various applications that would facilitate development and redevelopment in Planning Area 1 and other Smart Growth Areas throughout the State should be expedited and prioritized. Currently, there is priority treatment for such applications for projects within designated centers, cores and nodes. However, priority should also be extended to projects outside of centers, cores _and nodes when the project area is located in Planning Area 1_or another Smart Growth Area.

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.**



UNION COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

Fanwood is a built-out community that is entirely within Planning Area 1 (PA 1). It is the Borough's position that it should remain in PA 1.

6. Does the municipality and/or county have the following?

☒ Open Space Plan

☒ Open Space Tax

☐ Other

7. 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?

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

While all of Fanwood's goals and objectives are important, the following summarized master plan goals and objectives should be highlighted

–The land use plan should preserve and enhance the identify of the Borough as a totality and the integrity of the various single-family residential neighborhoods.

–The land use plan should build upon and refine past planning decisions, consistent with present local and regional needs, desires and obligations.

With the exception of the Block 64 Redevelopment Area, the Central Commercial area of the Borough should continue with only modest expansion as dictated by the existing land use patterns; however, ordinance controls should be instituted to assure that future development of lands within the CC area is accomplished in a manner that promotes a "village" atmosphere.

9. Please list the Negotiating Committee members:

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

11. **Additional comments:** None Provided.



UNION COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

Garwood Borough

A.2 Cross-Acceptance Response Template

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 | Click or tap to enter a date. |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s) | 2023 |
| <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 type="checkbox"/> Zoning Ordinance and other land development standards | Click or tap to enter a date. |
| <input 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 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) | 2023 |
| <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. |



UNION COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

☒ 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)

Land Use Ordinance 2024;
Bicycle and Pedestrian
Network Plan 2020

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.

Garwood is **consistent** with the goals of the State Plan in the following ways: **Economic Development and Redevelopment:** I currently do not have access to Garwood's Redevelopment plans, if any, but the Master Plan Re-Examination focuses on revitalizing areas, especially in the downtown for economic improvement through local land-use and business retention as well as transit-oriented development. **Housing:** Garwood clearly expresses desires to diversify the housing stock and meet the Fair Share affordable housing obligations by approving hundreds of new units and senior housing. **Historic Preservation:** Garwood explicitly expresses interest in historic preservation in the municipality to maintain the neighborhood character as well as reinvestment in older buildings. **Environmental Sustainability:** Garwood has a bronze level for Sustainability Jersey, and the Master Plan Re-Examination discusses strategies to preserve wetlands, solar panels, stormwater management, and increasing bicycle networks.

Garwood is **inconsistent** with the goals of the State Plan in the following ways: **Equity:** While there are no explicit goals on equity in the Master Plan Re-Examination, a few goals, such as the affordable housing strategies, address it to some degree. **Comprehensive Planning:** There currently lacks detail on Garwood's collaboration with the rest of Union County including in watershed planning or general comprehensive planning in respect to 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?

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



UNION COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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. 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
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?
Yes, Bronze certified
8. Please indicate your community's three most important local and regional land use planning goals and priorities:
9. Please list the Negotiating Committee members:
10. Will your county require a translator at the public hearings? If so, please identify language:
11. Additional comment(s): None Provided.



UNION COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

Hillside Township

A.2 Cross-Acceptance Response Template

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 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 type="checkbox"/> Zoning Ordinance and other land development standards | Click or tap to enter a date. |
| <input checked="" type="checkbox"/> Zoning map and schedule | 2009 |
| <input 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) | 2024 |
| <input type="checkbox"/> Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment | Click or tap to enter a date. |



UNION COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

and Housing Law (LRHL)

☐ 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)

Stormwater Management Plan, 2005

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.

Hillside is consistent with the goals of the State Plan in the following ways: **Redevelopment:** While I do not have access to any of Hillside's Redevelopment Plans, there were clearly goals mentioned in the latest Master Plan the revitalization around its more commercial areas in the municipality such as Liberty and Long Avenues.

Infrastructure and Transportation: Hillside has a clear vision to develop its town into a more pedestrian friendly municipality with less focus on car dominance through its strategies to improve traffic circulation, sidewalk inventory and connectivity, and increase public transportation opportunities.

Historic Preservation: Hillside's Master Plan goes into detail on preserving the historic character of the buildings to maintain the town's charm, which aligns with the State Plan's preservation goals.

Hillside is inconsistent with the goals of the State Plan in the following ways: **Housing:** I currently lack access to the Fair Share and Housing Plan for Hillside, but from what I could see in the Master Plan, there is more focus on single-family housing and maintaining neighborhood character. Unfortunately, there were not any goals for expanding affordable housing units or diversity of housing stock to make it more accessible for residents.

Climate Change: Hillside does a great job in mentioning open space and recreation, but more strategies on climate resilience and overall sustainability and cleanliness of environmental resources in the municipality would be ideal and more aligned with the vision of the State Plan.

Equity: There are no explicit strategies for equity in the Master Plan, and there are no goals and strategies that address it to some degree. While it is unlikely that the municipality is against this aspect of the State Plan, an updated version of the Master Plan to include these goals and visions would be more closely aligned with the vision of the State Plan.

Comprehensive Planning: The Master Plan solely focuses on Hillside and its own planning, but more discussion on how Hillside can collaborate with neighboring towns and Union County overall on comprehensive and watershed would more closely align Hillside with the goals of the State Plan.



UNION COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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

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

8. Please indicate your community's three most important local and regional land use planning goals and priorities:
9. Please list the Negotiating Committee members: Not Provided
10. Will your county require a translator at the public hearings? If so, please identify language:
11. Additional comment(s): None Provided



UNION COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

KENILWORTH BOROUGH

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 | 2011 |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s) | 2023 |
| <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 | 2010 |
| <input type="checkbox"/> Zoning Ordinance and other land development standards | Click or tap to enter a date. |
| <input checked="" type="checkbox"/> Zoning map and schedule | 2015 |
| <input 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 type="checkbox"/> Recreation and Open Space Inventory (ROSI) | 2024 |
| <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 | 2021 |
| <input type="checkbox"/> Farmland Preservation/Agricultural Retention Plan | Click or tap to enter a date. |
| <input type="checkbox"/> Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan) | Click or tap to enter a date. |



UNION COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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.**

Economic Development and Redevelopment: I currently do not have access to Kenilworth's Redevelopment plans, if any, but the Master Plan Re-Examination focuses on revitalizing areas, especially in the downtown for economic improvement through local land-use and business retention.

Housing: Kenilworth clearly expresses desires to diversify the housing stock and meet the Fair Share affordable housing obligations. However, despite Kenilworth showing dedication to diversifying housing stock and increasing affordable housing, there is not as much emphasis on transit-oriented development. While this is a relatively minor detail, I still wanted to point that out given how prevalent transit is in that region of New Jersey and the country.

Infrastructure: Kenilworth meets most of the transportation goals, but more strategies on clean energy and green infrastructure would have been ideal.

Climate Change and Sustainability: More details on every aspect of environmental planning (resilience, open space, clean air and water, etc.) would give a clearer idea of how Kenilworth aligns with the vision of the State Plan. I do not anticipate that Kenilworth is against any of these ideas, but there should just be more detail on the matter.

Equity: While there are no explicit goals on equity in the Master Plan Re-Examination, a few goals, such as the affordable housing strategies, address it to some degree.

Comprehensive Planning: There currently lacks detail on Kenilworth's collaboration with the rest of Union County including in watershed planning or general comprehensive planning in respect to 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?**
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.**



UNION COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

2. Provide a detailed explanation of how municipal and county plans will be modified in order to create a greater degree of consistency.
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. 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
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, Kenilworth is not a member of Sustainable Jersey.
8. Please indicate your community's three most important local and regional land use planning goals and priorities:
9. Please list the Negotiating Committee members: Not provided.
10. Will your county require a translator at the public hearings? If so, please identify language:
11. Additional comment(s): None Provided.



UNION COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

LINDEN CITY

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.

<input checked="" type="checkbox"/> Most recent adopted Master Plan and any draft elements currently being considered	2002
<input checked="" type="checkbox"/> Master Plan Reexamination Report(s)	2003, 2008, 2022
<input checked="" type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32	2020
<input checked="" type="checkbox"/> Land use map	2019
<input checked="" type="checkbox"/> Zoning Ordinance and other land development standards	2024
<input checked="" type="checkbox"/> Zoning map and schedule	2023
<input type="checkbox"/> Redevelopment Plans	Click or tap to enter a date.
<input checked="" 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)	2024
<input checked="" 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	2021: Flood Damage Prevention, Soil Erosion, and Sediment Control
<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)	Transit Oriented Development Plan 2010; Municipal Public



UNION COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

Access Plan 2015,
Stormwater
Management Plan 2005

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.

Linden currently meets every major vision of the Preliminary State Plan, and there are no major inconsistencies.

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



UNION COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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

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

9. Please list the Negotiating Committee members: Not Provided.

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

11. Additional comment(s): None Provided.



UNION COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

MOUNTAINSIDE BOROUGH

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 | Click or tap to enter a date. |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s) | 2022 |
| <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 | 2024 |
| <input checked="" type="checkbox"/> Zoning map and schedule | 2017 |
| <input 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. |
| <input type="checkbox"/> Farmland Preservation/Agricultural Retention Plan | Click or tap to enter a date. |



UNION COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

☐ 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.

Equity: Overall, there is no explicit mentioning of Equity within Mountainside’s planning documents.

Climate Change, Natural and Water Resources, and Pollution and Environmental Clean Up: There is a slight focus on natural and water resources including a tree protection and preservation ordinance. Mountainside places importance on recycling through suggesting further ordinance revisions to “promote conservation of energy and natural resources, recycling, and green technology”.

For Hazard Mitigation, the section is slightly underdeveloped, as there is not a lot strategies for climate change and vulnerability beyond “minimize environmental impacts from development or re-development, especially as to area of steep slope. Wetland and flood hazards areas, and to require the assessment of environmental impact for non-residential applications and projects”. The SDRP goals place high importance on other factors in the environmental planning conversation such as decreasing carbon emissions and clean air and a more developed hazard mitigation strategy, but Mountainside is currently lacking the strategies and information to fully meet those goals.

Infrastructure: While Mountainside places importance on traffic flow, especially with one of the goals saying, “ongoing regulations for traffic improvements and regulation to ease congestion and improve traffic flow in the major roadways throughout the Borough”, there is almost no information regarding transit-oriented development, pedestrian friendly infrastructure, or any other non-car centric goal. Therefore, Mountainside is not fully consistent with the State Planning goals on the transportation section of Infrastructure. For the Clean Energy section of Infrastructure, more details and strategies are needed to meet this goal.

Housing: The borough wants to maintain a primarily single-family character and has established strict guidelines for the implementation of any kind of alternatives, which is not aligned with the State Planning Housing Goals. However, as part of the Affordable Housing Element, there will be senior housing and 10% affordable housing units.

Redevelopment: There are currently no redevelopment plans, but there are no explicit sentiments against redevelopment in any of Mountainside’s planning documents.

Open Space and Historical Resources: While there is a goal for open space: “maintain adequate space for a variety of passive and active recreational uses”, there is no discussion or strategies for historical preservation in Mountainside.



UNION COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

Comprehensive Planning: The Master Plan Re-examination hints throughout the importance of sound planning and the effective use of ordinances and zoning, but the approach to planning is extremely isolated, as there is no discussion of planning cooperation or impacts with neighboring towns in Union County or with the county and state overall.

Economic Development: While there is heavy focus on preventing the use of strip commercial corridors and the prohibition of fast-food establishments to allow for more local restaurants to thrive, there is almost no detail on other factors in economic development such as tourism, interstate cooperation, workplace health and safety, etc.

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



UNION COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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, Mountainside is not a member of Sustainable Jersey.

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

9. Please list the Negotiating Committee members: Not provided.

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

11. Additional comment(s): None Provided.



UNION COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

NEW PROVIDENCE BOROUGH

Section 1: Consistency with The Preliminary State Plan

1. Indicate which documents the municipality or county has and the dates of adoption:
 - a. Most recent adopted Master Plan and any draft Elements currently being considered
 - i. **Last comprehensive Master Plan was adopted in 2003**
 - ii. **A Fourth Round Housing Element and Fair Share Plan is being drafted and will be adopted by the end of June 2025.**
 - b. Master Plan Reexamination Report(s)
 - i. **Reexamination Reports adopted in 2009 and 2017**
 - c. Official Map pursuant to N.J.S.A. 55D-32
 - i. **Office Map adopted in 2022 but is updated regularly when needed**
 - d. Land Use Map
 - i. **None formally adopted**
 - e. Zoning Ordinance and other development standards
 - i. **Comprehensive revision to Zoning Ordinance was adopted in 2022. Ordinance is consistently updated and modified as needed.**
 - f. Zoning Map and Schedule
 - i. **Zoning Map adopted most recently in 2002 – but is updated as needed**
 - g. Natural Resource Inventory
 - i. **None**
 - h. Recreation and Open Space Inventory (ROSI)
 - i. **2023**
 - i. Redevelopment and/or rehabilitation plan(s) adopted pursuant to LRHL
 - i. **None**
 - j. Resource protection ordinances
 - i. **Steep Slope Ordinance at section 310-44 or Zoning and Land Use ordinance – most recently adopted as part of 2022 comprehensive amendment to ZO**



UNION COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

- ii. **Stormwater Control ordinance was adopted in accordance with the most up-to-date DEP standards and regulations**
 - iii. **Flood Hazard Prevention Ordinance was adopted in accordance with the most up-to-date DEP standards and regulations**
- k. **Farmland Preservation/Agricultural Retention Plan**
 - i. **None**
- l. **Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)**
 - i. **Downtown Master Plan Element adopted in 2016**
 - ii. **Open Space and Recreation Element adopted in 2023**
 - iii. **Various Housing Elements and Fair Share Plans – most recently adopted in 2019**
 - iv. **Stormwater Management Plan adopted 2005**
 - v. **Capital Improvement Plan was adopted March 2024**
- 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.
 - a. **Generally, the Borough's planning documents are consistent with the goals of the Preliminary State Plan. However, many of the Borough's planning documents are several years old and in need of updates. The Borough is on the cusp of preparing a new Master Plan Reexamination Report, which will be able to take a deeper dive into the State Plan goals to ensure they are integrated into the Reexamination Report.**
- 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?
 - a. **The new Master Plan Reexamination Report will likely commence in early 2026 to ensure the Borough meets the 10-year master plan update timeline (technically due in 2027).**
- 4. How well do the designated State Planning Areas suit the current and future development of your municipality and/or county?
 - a. **The majority of New Providence is in PA-1, which we feel is appropriate for the Borough. However, there are a few parcels along the Passaic River that are County owned and/or within the Passaic River Park that are not included in the Park designation where they may be appropriate.**



UNION COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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. – None Provided
2. Provide a detailed explanation of how municipal and county plans will be modified in order to create a greater degree of consistency. - None Provided
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. - None Provided
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. - None Provided
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. - None Provided
6. Does the municipality and/or county have an open space plan? The County of Union has an Open Space Plan, but municipality did not indicate if they had an open space plan. Open space tax? - None indicated.
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?
8. Please indicate your community's three most important local and regional land use planning goals and priorities:
9. Please list the Negotiating Committee members: Not provided.
10. Will your county require a translator at the public hearings? No. If so, please identify language:
11. Additional comment(s): None Provided.



UNION COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

PLAINFIELD CITY

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	2020
<input checked="" type="checkbox"/> Master Plan Reexamination Report(s)	2021
<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	2008
<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	2015
<input 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)	2009
<input checked="" type="checkbox"/> Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL)	multiple
<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)	Street map

2. Review the ten goals in The Preliminary State Plan (pages 11-13) and indicate the degree to



UNION COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

which municipal and county plans have incorporated key concepts and policy objectives.

The 2021 Master Plan re-examination report is largely consistent with State Planning 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.**
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



UNION COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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:
8. Please indicate your community's three most important local and regional land use planning goals and priorities:
9. Please list the Negotiating Committee members: Not Provided
10. Will your county require a translator at the public hearings? If so, please identify language:
11. Additional comment(s): None Provided.



UNION COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

RAHWAY CITY

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 | 2008 |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s) | 2019 |
| <input checked="" type="checkbox"/> Official Map pursuant to N.J.S.A. 55D-32 | 2013 |
| <input type="checkbox"/> Land use map | Click or tap to enter a date. |
| <input checked="" type="checkbox"/> Zoning Ordinance and other land development standards | 2024 |
| <input checked="" type="checkbox"/> Zoning map and schedule | 2022 |
| <input 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) | 2024 |
| <input checked="" type="checkbox"/> Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL) | multiple |
| <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) | Stormwater management plan, 2019 |

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.



UNION COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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.**
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. 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?
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?
8. Please indicate your community's three most important local and regional land use planning goals and priorities:
9. Please list the Negotiating Committee members: Not provided
8. 10. Will your county require a translator at the public hearings? If so, please identify language:
9. 11. Additional comment(s):



UNION COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

ROSELLE BOROUGH

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 | Click or tap to enter a date. |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s) | 2010, 2021, 2022 |
| <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 | 2010 |
| <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 | 2022 |
| <input 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) | 2024 |
| <input checked="" type="checkbox"/> Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL) | multiple |
| <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 type="checkbox"/> Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan) | Click or tap to enter a date. |



UNION COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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.

Redevelopment, Infrastructure, and Economic Development: Roselle has a number of Redevelopment plans that focus especially on underutilized areas next to the NJ Transit station. These developments help Roselle turn into a more pedestrian friendly community, which is aligned with the State's Infrastructure goals for improved transportation and pedestrian focused spaces. This focus on improving the downtown is also aligned with the State Plan's goals on economic vitality, as transit-oriented development from redevelopment will allow for more foot traffic in the area, which then positively impacts business. Therefore, while Roselle does not explicitly include equity goals in its planning documents, Roselle's focus on economic vitality through transit-oriented development represents a clear vision to make Roselle more accessible and enjoyable for all residents in this regard.

Environmental Planning: Roselle currently lacks conversations and strategies for climate mitigation and adaptation, including hazard mitigation, and reducing carbon emissions in its planning documents. Therefore, more environmental strategies beyond green space would help Roselle align more with the Environmental Planning goals of the State Plan.

Housing: In Roselle, most of the residential zones are single-family, and the zoning regulations in the municipality are dedicated to maintaining that style. Therefore, there is not a lot of priority on housing diversity, density, and affordable housing. More goals on affordable housing and increasing housing diversity stock and its density would help Roselle align with the State Plan goals on not only Housing but also in Equity. Also, Roselle is not a member of Sustainable New Jersey, but the reasoning why is unclear.

Comprehensive Planning: The conversation in comprehensive planning solely focuses on within Roselle, with discussions on ordinances and zoning. However, the State Plan encourages comprehensive planning beyond the municipality and with neighboring towns and the county. Therefore, more strategies and discussion on increasing regional communication for comprehensive planning would align Roselle Park with the State Plan's goals on Comprehensive Planning.

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



UNION COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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. 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?

None

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, Roselle is not a member of Sustainable Jersey.

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

9. Please list the Negotiating Committee members:

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

11. Additional comment(s): None Provided



UNION COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

ROSELLE PARK BOROUGH

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 | 10/20/1997 |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s) | 8/1/2016 |
| <input checked="" 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 | 10/20/1997 |
| <input checked="" type="checkbox"/> Zoning Ordinance and other land development standards | 5/31/1979 |
| <input checked="" type="checkbox"/> Zoning map and schedule | 10/9/2013 |
| <input checked="" type="checkbox"/> Redevelopment Plans | Click or tap to enter a date. |
| <input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans | 2/8/2010 |
| <input checked="" type="checkbox"/> Natural Resource Inventory | 9/8/2020 |
| <input checked="" type="checkbox"/> Recreation and Open Space Inventory (ROSI) | Click or tap to enter a date. |
| <input checked="" 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 (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.

Economic Development – *Consistent*

Housing – *Highly Consistent*

Infrastructure – *Highly Consistent*

Revitalization and Recentering – *Highly Consistent*



UNION COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

Climate Change – *Consistent*

Natural and Water Resources – *Not Inconsistent*

Pollution and Environmental Clean-Up – *Not Inconsistent*

Historic and Scenic Resources – *Not Inconsistent*

Equity - *Consistent*

Sound and Integrated Planning – *Highly Consistent*

Roselle Park's Master Plan emphasizes Borough economic growth through the redevelopment of key underutilized sites, job creation, and revitalization of commercial corridors. The Borough has undergone a number of actions consistent with the goals of the amended SDRP, including the adoption of a New Directions Vision Plan, which outlines initiatives including streetscape improvements, transit-oriented development, and opportunities for redevelopment and affordable housing, amongst others. Additionally, the Borough has worked closely with partners to pursue needed improvements, including a collaboration with NJDOT on a Streetscape Improvement Plan and a partnership with Catholic Charities to develop affordable senior housing. In addition, Roselle Park has a diverse housing stock and has participated in State housing rounds.

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?**

Roselle Park is entirely in PA1; this designation aligns with the planned future development of Roselle Park.

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



UNION COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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. 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. As the municipality is nearly built out, the Borough does not exhibit areas of sprawl.
6. Does the municipality and/or county have an open space plan? Open space tax?
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?
8. Please indicate your community's three most important local and regional land use planning goals and priorities:
9. Please list the Negotiating Committee members:
10. Will your county require a translator at the public hearings? If so, please identify language:
11. Additional comment(s): None Provided



UNION COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

SCOTCH PLAINS TOWNSHIP

Scotch Plains Township addressed both CART sections in detail and responded to the associated questions on their municipality's consistency with the Preliminary State Plan and the ten goals noted in Section 1 of the CART response and agreements and disagreements with the Preliminary State Plan as outlined in Section 2 of the CART response. Scotch Plain provided a 10-page response which is found on the appendix section of this County Response Template.



UNION COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

SPRINGFIELD TOWNSHIP

A.2 Cross-Acceptance Response Template

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.

5. 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 | 1997 |
| <input checked="" type="checkbox"/> Master Plan Reexamination Report(s) | 2017 |
| <input checked="" 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 | 2016 |
| <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 type="checkbox"/> Redevelopment Plans | Click or tap to enter a date. |
| <input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans | 2016 |
| <input checked="" type="checkbox"/> Natural Resource Inventory | 2015 |
| <input type="checkbox"/> Recreation and Open Space Inventory (ROSI) | Click or tap to enter a date. |
| <input checked="" type="checkbox"/> Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL) | 2015 |
| <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. |



UNION COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

☒ Any other adopted planning documents (e.g. 2006
Stormwater Management Plan, Wastewater
Management Plan, Capital Improvement Plan)

6. **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 – Highly Consistent

Housing – Highly Consistent

Infrastructure – Highly Consistent

Revitalization and Recentering – Highly Consistent

Climate Change – Consistent

Natural and Water Resources – Consistent

Pollution and Environmental Clean-Up – Not Inconsistent

Historic and Scenic Resources – Not Inconsistent

Equity - Consistent

Sound and Integrated Planning – Highly Consistent

7. **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?**

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

The entirety of the Township is located within the PA-1, which is consistent with development patterns and the built-out nature of the community.

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



UNION COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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.**

There are no indications of sprawl as the Township is built out.

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 and infill projects where appropriate
- 2) Protection against flooding and stormwater issues associated with the built-out nature of the area
- 3) Maintain the existing character of the community

8. **Additional comments:**



UNION COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

SUMMIT CITY

A.2 Cross-Acceptance Response Template

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) | 2016 |
| <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 | 2020 |
| <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 | 2018, 2025 |
| <input checked="" type="checkbox"/> Natural Resource Inventory | 2011 |
| <input checked="" type="checkbox"/> Recreation and Open Space Inventory (ROSI) | 2024 |
| <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 | multiple |
| <input type="checkbox"/> Farmland Preservation/Agricultural Retention Plan | Click or tap to enter a date. |



UNION COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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

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 City's Master Plan generally incorporates the State Plan's ten main goals and many of its corresponding key concepts and policy objectives. However, the SDRP appears to prioritize housing above all other land use goals and policies but should be more balanced with greater consideration given toward facilitating other goals. Housing policy should be coupled with clear strategies for employment growth, transportation improvements, environmental protection, utilities and enhanced public services, among other issues to mitigate impacts associated with increased density and sprawl.

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 City anticipates preparing a Climate Change Related Hazard Vulnerability Assessment (CCRHVA) within the next several years as municipal resources permit to more directly address this issue. The City will adopt its 4th Round Housing Elements and Fair Share Plan to satisfy its 4th Round affordable housing obligation in accordance with recent legislation. The City also anticipates preparing a comprehensive master plan within the next several years presenting an opportunity to update all of the specific master plan elements contained therein.

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 Summit is located in Planning Area 1 – Metropolitan Planning Area with limited environmentally sensitive areas placed in Planning Area 5 – Environmentally Sensitive Planning Area. The State should consider amending the State Plan map to include undeveloped parcels adjacent to the Passaic River located along the City's northwest boundary as environmentally sensitive within Planning Area 5. See Summit's Survey123 submission to Union County via the online portal.



UNION COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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 Preliminary SDRP states that “restrictive zoning” codes which “ban multifamily development or ban ADUs” are inconsistent with the Plan as a general proposition with no discussion of context or consideration of the diversity of municipalities in New Jersey. The State should be discouraged from implementing any one-size-fits-all approach that supersedes local zoning to implementing such policies. As recognized in the first sentence of the new SDRP, New Jersey is the most densely populated state in the country with inherent challenges related to over development and that which results in flooding, traffic congestion, high cost of living and limited open space, among other impacts. The State should not universally permit ADUs without due consideration to unintended consequences and impacts associated with increased sprawl, impervious coverage, traffic and parking demands, school impacts, utilities, open space, employment and municipal services. The SDRP encourages significant housing and population growth without concurrent supplementary strategies to manage such growth in a State that is already strained from relatively high regional and local densities.

Multifamily development and ADUs should be developed in appropriate locations where they can be accommodated with sufficient land, transportation networks, utilities, municipal services and open space which do not diminish the quality of life of existing communities. The implementation of multifamily and ADU land use policies should remain optional at the discretion of municipalities and incentivized through

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funding and affordable housing credits. The Preliminary SDRP should be made clear that the term “restrictive zoning” should not be interpreted to mean a prohibition of single-family zoning. The SDRP should be nuanced with acknowledgment of the diversity of communities in New Jersey and strive to minimize impacts to fully developed and stable areas of the State.

In North Jersey, the State’s public transportation network is primarily designed to facilitate movement into and out of New York City and along the Northeast Corridor. As designed, the network does not facilitate efficient intrastate public transportation resulting in significant auto dependency for much of New Jersey which results in traffic congestion and increased carbon emissions. Specific long-term strategies should be developed to improve transportation, in general, and intrastate public transportation.

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

The City anticipates preparing a Climate Change Related Hazard Vulnerability Assessment (CCRHA) within the next several years as required when adopting a new Land Use Plan Element to more directly address the relationship of land use and climate change. The City will adopt its 4th Round Housing Elements and Fair Share Plan to satisfy its 4th Round affordable housing obligation in June 2025 in accordance with



UNION COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

recent legislation. The City also anticipates preparing a comprehensive master plan within the next several years presenting an opportunity to update all of the specific master plan elements contained therein.

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 Office of Planning Advocacy and Union County Planning Department have been invaluable resources in guiding municipalities through the cross-acceptance process within the extremely condensed and seemingly arbitrary timeframe within which to comply. It is significant to note that this cross-acceptance process and deadlines are occurring simultaneously to municipalities having to comply with the State's 4th Round affordable housing requirements with a similarly aggressive compliance timeframe straining municipal resources. The State has had ample time to prepare a new State Development and Redevelopment Plan since the adoption of the last SDRP in 2001. The new State Plan should have preceded the 4th Round affordable housing legislation and allocation of municipal housing need numbers as the 2001 SDRP policies and planning area designations were relief on to establish the numbers. The rollout of the new State Plan defies the logical order of plan and policy implementation that municipalities are otherwise required to adhere to. Municipalities have not had the opportunity to review State and other regulatory agency comments prior to the deadline for the submission of municipal response templates which may have common or competing interests.

Henceforward, the City encourages the State to more regularly conduct updates to the State Development and Redevelopment Plan as originally intended.

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.**

Summit is a fully development community with a mix of housing options including single-family, townhouses, multifamily and its own affordable Housing Authority units. The City intends to preserve its existing land use pattern including a vibrant central Downtown around its train station that serves as a regional center, commercial corridors and nodes along county roadways, relatively higher residential densities near the Downtown and surrounding single-family neighborhoods. Future development should be concentrated around the train station and along the City's primary roads as indicated in its adopted Land Use Plan. Environmentally sensitive areas including a 99-acre portion of Canoe Brook Country Club, land along the Passaic River, existing parks and the southeast area of the City along Glenside Avenue and Route 78 should be preserved.



UNION COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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:

Summit's three main land use goal and priorities are as follows, in no particular order:

-Empower local stakeholders to ensure residential, commercial, and other development respects the unique character of each individual municipality.

-Anticipate, understand, and seek to mitigate negative environmental impact at both local and regional levels that arises through rapid and intense development.

-Connect people, organizations, and places within individual municipalities to shared regional resources through planning and investment in transportation infrastructure.

8. Additional comments:

Representatives of the State Office of Planning Advocacy at several cross-acceptance public meetings stated that the new State Development and Redevelopment Plan is intended to be an advisory document. If so, the Plan's advisory status should be clearly stated at the front of the Plan indicating its purpose and intended use.

There is very little policy discussion in the new SDRP that is specific to the State's various planning areas which is a departure from the 2001 SDRP that contains individual policies and objectives for the respective planning areas. The new plan merely defines the various planning areas with little nuance as



UNION COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

to how they should be treated differently from a policy perspective or with regard to variation of communities that exists within the planning areas.

The Plan is rife with platitudes about the environment, economy, housing and social issues with minimal, if any, supporting data or measurable objectives. Discussion of such issues requires greater detail, quantitative analysis and more precise definitions to guide effective decision making at all levels and track progress.



UNION COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

UNION TOWNSHIP

A.2 Cross-Acceptance Response Template

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.

9. 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 | 3/25/2021 |
| <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 | 8/23/2022 |
| <input checked="" type="checkbox"/> Zoning map and schedule | 8/23/2022 |
| <input checked="" type="checkbox"/> Redevelopment Plans | Click or tap to enter a date. |
| <input checked="" type="checkbox"/> Approved Housing Element and Fair Share Plans | 6/7/2018 |
| <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 checked="" 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 (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan) | Click or tap to enter a date. |

10. 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.



UNION COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

Economic Development – *Highly Consistent*

Housing – *Highly Consistent*

Infrastructure – *Consistent*

Revitalization and Recentering – *Highly Consistent*

Climate Change – *Highly Consistent*

Natural and Water Resources – *Consistent*

Pollution and Environmental Clean-Up – *Consistent*

Historic and Scenic Resources – *Consistent*

Equity – *Highly Consistent*

Sound and Integrated Planning – *Consistent*

Union Township's Master Plan emphasizes an integrated planning approach through new efforts in circulation, economic development, housing, green building and sustainability, community facilities, historic preservation, recreation and open space, and stormwater management. The goals and objectives within these various Master Plan elements are consistent with the goals of the preliminary SDRP.

11. **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

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

Union Township is almost entirely in PA1, with a portion of its southern border designated as park area. A portion of the Township's land within the PA1 (western boundary, eastern boundary, and existing park/recreation area) is impacted by waterways and/or bodies of water. Because of this, the land is associated with wetlands and the AE Flood Zone and, as such, is not developable. It is worth considering an adjustment of the planning area designation for these locations. Otherwise, the existing designations are accurate to what's on the ground and align with the planned future development of Union Township.

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



UNION COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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.**

5. As a municipality that is nearly built out, the Township does not exhibit areas of sprawl. Portions of the Township (which are currently primarily undeveloped lands) fall within the 100-year flood plain (Zone AE), and it is recommended that these areas be evaluated in terms of impervious coverage allowances and flooding mitigation measures.

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

☒ Open Space Plan

☒ Open Space Tax

☒ Other

7. **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 is a participant and also has an Environmental Commission.

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

- 1) Compact, human-centric, and transit-oriented development
- 2) Strategic economic development and revitalization
- 3) Equitable opportunities (housing, economic, transit, community facilities, etc.) for the Township's diverse population

9. **Additional comments:**

N/A



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WESTFIELD TOWN

The Town of Westfield addressed both CART sections in detail and responded to the associated questions on their municipality's consistency with the Preliminary State Plan and the ten goals noted in Section 1 of the CART response and agreements and disagreements with the Preliminary State Plan as outlined in Section 2 of the CART response. Scotch Plain provided a 17-page response which is found on the appendix section of this County Response Template.



UNION COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

WINFIELD TOWNSHIP

Insufficient information available to perform a review.



Appendix Items

Maps

Municipal CARTS



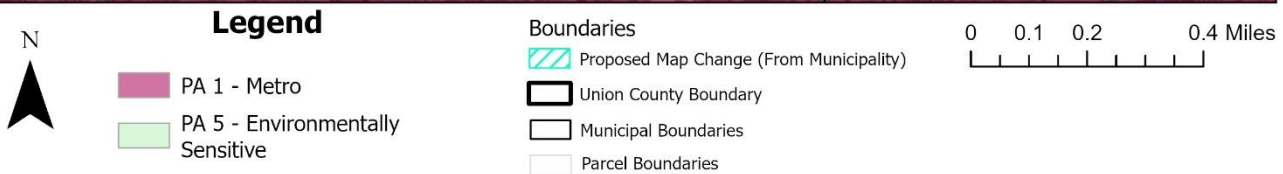
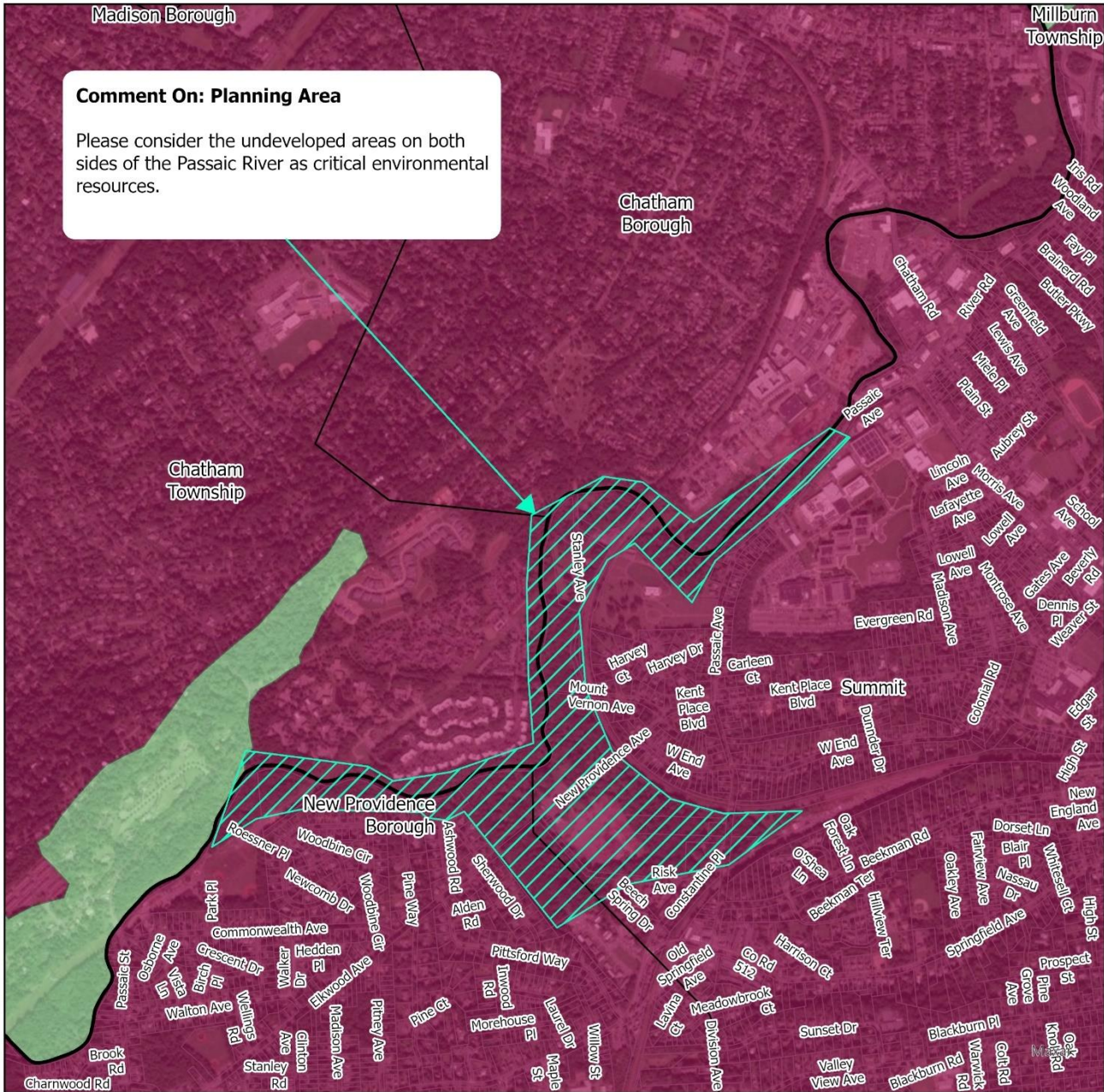
UNION COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

Maps



UNION COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

State Plan Policy Map City of Summit, Union County



State Plan Policy Map

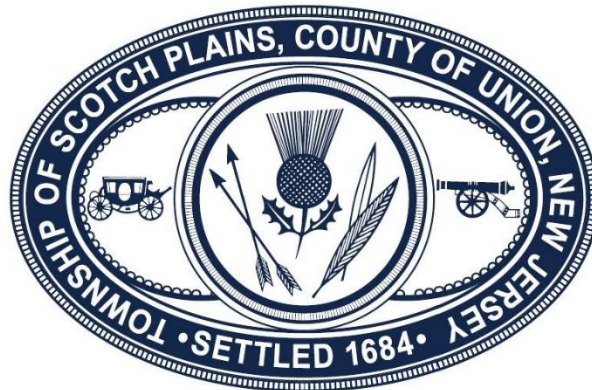
City of Summit, Union County



Municipal CARTs



UNION COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE



**Cross-Acceptance Response Template
for the
Preliminary Draft of the New Jersey State
Development and Redevelopment Plan (CART)**

**Scotch Plains
Union County
New Jersey**

**Prepared on behalf of the Township of Scotch Plains by
Thomas Strowe, AICP, PP
Scotch Plains Director of Redevelopment**

May 2, 2025

Submitted to Union County



UNION COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

A.2 Cross-Acceptance Response Template

Section 1: Consistency with The Preliminary State Plan

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

YES/NO	DOCUMENT	SCOTCH PLAINS DATES OF ADOPTION
Yes	Most recent adopted Master Plan and any draft elements currently being considered	<ul style="list-style-type: none"> • 2001 Master Plan • 2018 Housing Element and Fair Share Plan • Working on updated Master Plan due 2026 • Working on updated Housing Element and Fair Share Plan to address fourth round obligations
Yes	Master Plan Reexamination Reports	<ul style="list-style-type: none"> • 2007 Master Plan Reexamination Report • 2016 Master Plan Reexamination Report • 2018 Addendum to the Master Plan Reexamination Report Adopted in 2016
Yes	Official Map pursuant to N.J.S.A 55D-32	<ul style="list-style-type: none"> • Last amended November 2023
No	Land Use Map	
Yes	Zoning Ordinance and other land development standards	<ul style="list-style-type: none"> • Last amended February 2025
Yes	Zoning map and schedule	<ul style="list-style-type: none"> • Last amended November 2023
Yes	Natural Resource Inventory	<ul style="list-style-type: none"> • 2002 Open Space Inventory • 2021 Parks and Recreation Master Plan
Yes	Recreation and Open Space Inventory (ROSI)	<ul style="list-style-type: none"> • Last updated in 1990
Yes	Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL)	<ul style="list-style-type: none"> • 1990 Redevelopment Plan for Township Owned Property known as Block 12801, Lot 14 • 1997 Broadway Redevelopment Plan • 2011 Sub-Area A, Sub-Area B, Sub-Area C Redevelopment Plan



UNION COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

		<ul style="list-style-type: none"> • 2018 Parker Gardens Redevelopment Plan • 2019 Bowcraft Amusement Park Redevelopment Plan • 2019 Jerusalem Road Redevelopment Plan • 2021 Redevelopment Plan for the Tier 1, Phase 1 Section of Downtown Scotch Plains • 2022 Lidl Redevelopment Plan • 2022 Redevelopment Plan for 1770-1772, 1774-1778, and 1782 East Second Street • 2022 Redevelopment Plan for 475 Terrill Road • 2022 Redevelopment Plan for 347 Park Avenue & 350 Forest Road • 2023 Redevelopment Plan for 2406 & 2416 Plainfield Avenue • 2023 Fatima House Redevelopment Plan 2032 Westfield Avenue
Yes	Resource Protection Ordinances	<ul style="list-style-type: none"> • Introduced Tree Removal and Replacement Ordinance in April 2025 • Introduced amendments to Stormwater Control Ordinances in April 2025
No	Farmland Preservation/Agricultural Retention Plan	
Yes	Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)	<ul style="list-style-type: none"> • 1991 Environmental Resources Inventory • 2016 Stormwater Management Plan • 2021 Parks and Recreation Master Plan



UNION COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

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 Township has reviewed the ten goals in the 2024 Preliminary Draft of the New Jersey State Development and Redevelopment Plan (“Preliminary State Plan”) and is actively incorporating the following key concepts and policy objectives as outlined below.

1. **Economic Development Goal** – Scotch Plains has and will continue to take steps to streamline economic development efforts by improving intergovernmental coordination, simplify regulatory activities, and create a more business-friendly environment. Our Zoning Ordinances have been amended in recent years to permit and encourage additional uses and business opportunities.
2. **Housing Goal** – Scotch Plains has a strong record of compliance with our state constitutional affordable housing obligations. Scotch Plains is actively working on redevelopment efforts in our downtown to provide new inclusionary housing opportunities to address the Preliminary State Plan’s housing supply goals. Scotch Plains has used our Affordable Housing Trust Fund and affordability assistance programs to support rental assistance, senior housing, special needs, and group homes sponsored by non-profit affordable housing providers. Scotch Plains also offers a Home Improvement Program funded by our Affordable Housing Trust Fund to support very-low, low- and moderate-income households with needed home repairs or replacements of major systems.
3. **Infrastructure Goal** – Scotch Plains supports transit-oriented development in our downtown where there are active New Jersey Transit bus routes. Scotch Plains has an adopted Complete Streets Policy and encourages walkability and connectivity in our downtown redevelopment planning. Traffic calming initiatives have been implemented in key parts of the Township.
4. **Revitalization and Recentering Goal** – Scotch Plains has prioritized the redevelopment of our downtown area to create a cultural and commercial focal point for the Township and supports new housing, businesses, and public amenities, including parks and open space.
5. **Climate Change Goal** – Scotch Plains across all levels has worked to address climate change by working on a community energy plan, planning to install public electric vehicle charging stations, and introducing a tree removal and replacement ordinance. Scotch Plains is working with Union County on the updated Hazard Mitigation Plan and has introduced amendments to our stormwater ordinances to ensure compliance with NJDEP rules.
6. **Natural and Water Resources Goal** – Scotch Plains actively protects our natural resources, parks, and recreation areas and actively encourages local food production through our farmer’s market held annually between May and November. Scotch Plains also hosts a community garden and two pollinator gardens. Scotch Plains is in the process of adopting a tree removal and replacement ordinance to comply with NJDEP requirements and goals to reduce soil erosion and pollutant runoff, promote infiltration of rainwater into the soil, and protect the environment, public health, safety, and welfare.
7. **Pollution and Environmental Clean-Up Goal** – In conjunction with Union County, Scotch Plains actively enforces recycling laws with our residents and businesses. Additionally, Scotch Plains hosts a Freecycle Market twice a year, community clean ups, and participates in an annual Green Brook clean up with neighboring municipalities and the Lower Raritan Watershed Partnership. A Project Medicine Drop Box can be found in



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the municipal building to encourage safe medication disposal and help prevent prescription drugs from ending up in our water supply.

- 8. Historic and Scenic Resources Goal** – Scotch Plains has invested heavily in preserving our cultural and historic sites as well as our parks and recreation areas. Scotch Plains adopted a Parks and Recreation Master Plan in 2021 which includes an Action Plan of 140 strategies to protect and enhance our parks, facilities, and recreational opportunities in the community. Scotch Plains is actively planning for our Revolution250 celebrations in 2026 to further promote our history and cultural heritage.
- 9. Equity Goal** – Scotch Plains has a robust Mayor’s Wellness program that has earned Scotch Plains Healthy Town Designations consecutively for the last several years which directly addresses the Preliminary State Plan’s public health goals. Additionally, Scotch Plains is committed to fostering an inclusive and active community where public engagement is welcome. Scotch Plains has used surveys, social media, and public engagement sessions to gather feedback on key planning issues such as downtown redevelopment.
- 10. Comprehensive Planning Goal** – Scotch Plains is actively working with our federal, state, county, and regional partners to implement planning goals to address statewide and regional planning issues such as flood mitigation, infrastructure, and transportation.

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?

As outlined above, Scotch Plains is generally consistent with the goals of the Preliminary State Plan but would like to review the infrastructure needs assessment, impact assessment, and final adopted State Plan before fully evaluating consistency.

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

Scotch Plains and Union County are predominately located in the Metropolitan Planning Area (PA1) on the 2001 State Plan Policy Map and are proposed to continue to remain in the Metropolitan Planning Area (PA1) on the Preliminary State Plan Policy Map. Scotch Plains understands that the designation of Metropolitan Planning Area (PA1) is unlikely to change based on the location and developed nature of Scotch Plains and Union County.

Given the developed nature of Scotch Plains and Union County as well as the scarcity of available vacant land, the State Plan should encourage redevelopment and infill development in downtowns and in proximity to public transit. While the state should encourage and incentivize development in downtowns and city centers, there is a great need to protect our well-established residential neighborhoods from overdevelopment. Since the adoption of the 2001 State Plan, Union County has experienced large-scale development and the state should require that any new development be undertaken in ways that will minimize environmental degradation and detrimental changes to the landscape. More funding and support should be provided from the state to Scotch Plains and Union County to protect and enhance open space and recreational opportunities. To maintain the ongoing incorporation of environmental justice into Union County communities, not every parcel



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of land should be developed just because Scotch Plains and Union County have the Metropolitan Planning Area (PA1) designation on the State Plan Policy Map. One of the intended goals of the Metropolitan Planning Area (PA1) in the Preliminary State Plan is to “protect and enhance the character of existing stable communities.” The preservation of our well-established residential neighborhoods while encouraging new housing opportunities in downtowns and central businesses districts is consistent with this goal.

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.

While the Preliminary State Plan makes housing a top priority, the Plan needs to simultaneously encourage and recommend more state funding and grants for green acres or other conservation programs to help towns acquire and preserve additional areas of open space. Municipalities that fulfill and demonstrate compliance with their affordable housing obligations should be rewarded with additional state aid for acquisition and preservation of parks and open space.

Pages 20-21 of the State Plan, under “Regional Planning – Priorities,” county and local governments are encouraged to include a regional jobs-to-housing ratio analysis as part of municipal master planning to understand the balance between employment and housing opportunities, and whether the local housing stock is appropriate for the local labor force.

Similar to the recommended jobs-to-housing ratio analysis, county and local governments should also be encouraged to include a regional housing-to-recreation ratio analysis to ensure that there are adequate parks and open space to support increased population and density. Parks and open space are essential for improving physical and mental health and providing a natural environment for social interaction, especially for very low, low- and moderate-income families who will greatly benefit from access to free and public outdoor recreation space within walking distance in urban and suburban settings. Proximity matters as living near a park can encourage higher activity levels, reduce obesity, relieve stress, nurture respect for nature, and restore mental health. Open space requirements within or near new housing projects should also continue to be encouraged and incentivized by the State Plan.

Page 12 of the Executive Summary of the Preliminary State Plan, states that “Zoning encouraging employment growth that does not provide for a proportional increase in housing is inconsistent with the Plan.” Similarly, zoning that provides for an increase in employment growth and housing should also provide a proportional increase, preservation, or enhancement of open space and recreation.

In a few places and specifically on page 86 of the Preliminary State Plan, the word “Appropriate Density” is defined to “mean targeted Densities of Development consistent with the Goals outlined in the State Plan.” Scotch Plains would like more information on what the targeted densities of development are proposed to be. While Scotch Plains understands that the planning areas may invite certain densities based on proximity to jobs, transit, etc., Scotch Plains strongly opposes any specific mandated densities of development being assigned to the planning areas either by the State



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Plan, state regulations, or state legislation. The State Plan should continue to be guide on state development and avoid any density mandates.

Page 61 of the Preliminary State Plan seeks to “reduce or eliminate signs of visual clutter including inappropriate billboards, signs, *overhead power lines*, and over-scaled and poorly directed lighting (emphasis added).” Will the State provide any funding for burying overhead power lines? Burying overhead power lines will not only improve visual clutter but will also be better for infrastructure and public safety. Developers and municipalities will need state financial assistance to accomplish burying utilities and help from the state in coordinating with public utilities.

The Preliminary State Plan also calls for the reevaluation of mandatory parking requirements. While Scotch Plains understands and has taken steps to reform parking requirements and provide greater flexibility for new developments and businesses within the downtown area of the Township, Scotch Plains strongly opposes state mandates to abolish or reduce minimum parking requirements statewide without comprehensive studies and evidence-based planning. The State can provide best practices and guidelines for reforming parking, but individual decisions to relax minimum parking requirements should be determined by municipalities based on appropriate local data, information, and regional data.

Page 27 of the Preliminary State Plan discusses priorities for housing stock diversity stating “more starter homes, condos, townhouses, and ADUs are needed to make homeownership attainable for low- and moderate-income households.” Ensuring growth and development of low to mid density projects such as starter homes, townhouses, and other “missing middle” housing opportunities will help persons of all income levels achieve homeownership and create equity. Tax credits and state aid incentives should be explored to accomplish the construction of more missing middle housing projects.

While Scotch Plains does not have a train station, many of our residents use surrounding train stations on the Raritan Valley Line to commute to work. On pages 136 to 137, the Preliminary State Plan acknowledges that New Jersey Transit does not have a dedicated source of funding and instead relies on the vagaries of the annual budget process. The State Plan should address the lack of a dedicated funding and propose solutions for establishing a permanent “one-seat-ride” for commuters on the Raritan Valley Line, which would greatly benefit Scotch Plains residents. Continued support for transit-oriented development will also benefit business expansion as well as provide opportunities for very low, low- and moderate-income households living along transit lines.

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

As discussed, Scotch Plains is generally consistent with the goals of the Preliminary State Plan. Scotch Plans reserves the right to review the infrastructure needs assessment, impact assessment, and final adopted State Plan before fully evaluating 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.

The Preliminary State Plan emphasizes intergovernmental coordination as essential to the success of the State Plan. Page 82 of the State Plan states, “State agencies should convene, collaborate, and compromise to achieve common goals, with the public’s best interest in mind.” Additionally, the State Plan “provides a framework for state agencies to begin working as a cooperative, well-disciplined team.” Furthermore, “State agencies, currently and continuously, should undertake a meticulous review of their regulatory and nonregulatory programs and practices to systematically root out the inconsistencies and reconcile them with the goals, strategies, and priorities of the State Plan.”

These statements are true especially as it relates to the Preliminary State Plan’s housing goals. The Preliminary State Plan wishes to “provide an adequate supply of housing for residents of all ages and incomes in communities of their choosing that meet their needs and offer ready access to the full range of supportive goods and services (page 23).”

After years of Master Planning and studies, Scotch Plains has been planning to meet our local and regional housing needs through our downtown redevelopment and revitalizations efforts as supported by the State Plan and state constitutional affordable housing obligations. The redevelopment of the Township’s downtown is consistent with the goals of the Preliminary State Plan. However, recent state regulations particularly the NJDEP’s new rules affecting development in inland Flood Hazard Areas have added additional complexities and costs to our redevelopment project.

While Scotch Plains recognizes and strongly supports resiliency planning and has been working proactively with the NJDEP to address new state inland flood hazard area rules, the final adopted State Plan must require greater coordination and support for all planning goals across all agencies especially to address housing supply needs. Working with our redevelopment partner, the Scotch Plains Downtown Redevelopment Plan will redevelop approximately nine acres of underutilized and inefficient public surface parking lots into new mixed-use inclusionary developments engineered and designed to withstand future floods. Another critical component of the downtown redevelopment plan is the relocation of existing emergency services (Police, Fire / EMS, OEM, and Rescue Squad) outside of the downtown floodplain into a new state-of-the-art combined public safety complex on higher/dry land to protect public health, safety, and welfare. To do nothing and not redevelop the Township’s downtown public properties would only ensure that taxpayer funds are wasted restoring buildings and property that remain below the flood elevations. Not constructing the project will also deny critically needed and legally mandated affordable housing units from being constructed in a downtown environment as well as hinder new job and small business growth. The Plan will also support the construction of a new library/town hall in downtown that is desperately needed as the current library is antiquated and in need of series attention. More attention from the state should be placed on the costs of inaction.



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Streamlining the state's permitting process, reducing delays, and complexities in obtaining permits can make it easier and faster for developers and municipalities to build needed affordable housing especially in downtowns and areas that further Smart Growth goals. While well intended, increased regulations can drive up construction costs which get passed onto consumers in the form of higher prices, exacerbating the state's affordability crisis. Stronger intergovernmental coordination on the state's planning goals between state agencies is essential to address the state's affordability crisis and to make sure the right projects get approved in a timely manner.

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.

N/A. Union County is the Negotiating Entity.

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.

Scotch Plains has been subject to several builder's remedy lawsuits through affordable housing litigation which has permitted development in residential areas and in fringe areas that are not within walking distance to transit, jobs, parks, etc. as supported by the Preliminary State Plan. These projects have put additional cars on our roads which is inconsistent with the state's goals for sustainability and climate change. High density projects should be encouraged and incentivized in core downtown areas and centers of commerce. Increasing density in downtowns and city centers where major roads, transit, and jobs are located, as opposed to developing well-established residential neighborhoods, will reduce the need for cars and associated pollution.

As cited on page 9 of the State Plan, among the Findings and Declarations in the State Planning Act of 1985, the State Legislature found that: "An adequate response to judicial mandates respecting housing for low- and moderate-income persons requires sound planning to prevent sprawl and to promote suitable use of land." This statement remains truer today than ever before. Additionally, page 136 of the Preliminary State Plan states that "reducing the need to own multiple vehicles and their associated expenses is especially important for lower-income households." The State should support and incentivize counties and municipalities that work to prevent sprawl and encourage development consistent with Smart Growth principles.

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

Scotch Plains completed a Parks and Recreation Master Plan in 2021. Scotch Plains has an open space tax. Scotch Plains also has approximately 37 properties on its Recreation and Open Space Inventory, which also includes Union County parks within Scotch Plains. According to the 2021 Parks and Recreation Master Plan, the Township maintains nearly 126 acres of parkland and 16 parks, including eight Neighborhood Parks and two Community Parks. The Scotch Plains Parks



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and Recreation Department also oversees six Special Use Parks, like the historic Frazee House Park and Shady Rest Clubhouse, and two Natural Areas/Linear Parks. In addition to these Township properties, residents can also enjoy access to other parks and open spaces managed by other entities such as Union County and the Scotch Plains-Fanwood Public Schools. Scotch Plains is also actively seeking to acquire additional areas of open space for passive and active recreation.

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 Township is currently working on a Sustainable Jersey application. The Township has both an Environmental Commission and a Green Team.

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

- 1). Revitalize our downtown and business districts with a vibrant mix of commercial, residential, and recreational opportunities that will grow our local and regional economy, create jobs, and comply with state constitutional affordable housing obligations based on sound, smart planning.
- 2). Protect, enhance, and expand parks, open space, and recreational opportunities for the local and regional community.
- 3). Coordinate with federal, state, county, and regional partners to implement comprehensive planning goals to address regional planning issues such as flood mitigation, infrastructure, and transportation.

9. Please list the Negotiating Committee members:

N/A. Union County is the Negotiating Entity.

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

N/A. Union County is the Negotiating Entity.

11. Additional comment(s):

Scotch Plains would like to highlight the following comments from our CART for strong consideration in the final State Plan.

- Municipalities that fulfil and demonstrate compliance with their affordable housing obligations should be rewarded with additional state aid for acquisition and preservation of parks and recreation space.



UNION COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

- Ensuring growth and development of low to mid density projects such as starter homes, townhouses, and other “missing middle” housing opportunities will help persons of all income levels achieve homeownership and create equity. Tax credits and state aid incentives should be explored to accomplish the construction of more missing middle housing projects.
- Streamlining the state’s permitting process, reducing delays, and complexities in obtaining permits can make it easier and faster for developers and municipalities to build needed affordable housing especially in downtowns and areas that further Smart Growth goals. Stronger intergovernmental coordination on the state’s planning goals between state agencies is essential to address the state’s affordability crisis and to make sure the right projects get approved in a timely manner.





**Cross Acceptance Response
to the
Preliminary Draft of the New Jersey State
Development and Redevelopment Plan**

**Town of Westfield
Union County
New Jersey**

Date: April 2025

Submitted to the Union County Planning Board



UNION COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

Town of Westfield, Union County, New Jersey: Cross Acceptance Response
Preliminary Draft of the New Jersey State Development and Redevelopment Plan

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

Available	Document	Westfield Dates of Adoption
✓	Most recent adopted Master Plan and any draft elements currently being considered	<ul style="list-style-type: none"> • 2002 Master Plan • Housing Element and Fair Share Plan 2018 • 2021 Unified Land Use and Circulation Element • 2024 Historic Preservation Element
✓	Master Plan Reexamination Report(s)	2019
✓	Official Map pursuant to N.J.S.A. 55D-32	
✓	Land use map	2021
✓	Zoning Ordinance and other land development standards	Last amended March 2025
✓	Zoning map and schedule	Last amended December 2024
✓	Natural Resource Inventory	2024
✓	Recreation and Open Space Inventory (ROSI)	Current in 2025
✓	Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL)	<ul style="list-style-type: none"> • 2021 South Avenue Redevelopment Plan • 2021 Prospect & Ferris Redevelopment Plan • 2021 Handler Building Redevelopment Plan • 2022 Downtown Scattered Sites Redevelopment Plan • 2023 American Legion Redevelopment Plan • 2023 Lord & Taylor/Train Station Redevelopment Plan
✓	Resource protection ordinances	<ul style="list-style-type: none"> • 2019 Soil Removal and Replacement Ordinance • 2024 Tree Preservation Ordinance • • 2025 Stormwater Control Ordinance
	Farmland Preservation/Agricultural Retention Plan	
✓	Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan)	<ul style="list-style-type: none"> • 2019 Parks and Recreation Master Plan • 2019 Bicycle and Pedestrian Plan • 2019 North Avenue Walkable Community Workshop • 2024 Environmental Resource Inventory • 2024 Downtown Westfield Strategic Plan



UNION COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

Town of Westfield, Union County, New Jersey: Cross Acceptance Response
Preliminary Draft of the New Jersey State Development and Redevelopment 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 Town of Westfield would like to thank the Office of Planning Advocacy for their assistance in comparing the Preliminary State Plan goals with Westfield's planning documents.

Responses are intended to be "high-level" as requested by the Office of Planning Advocacy and Union County and not an in-depth comparison between the Preliminary Draft of the New Jersey State Development and Redevelopment Plan and Westfield's planning documents. Analysis and assessment shows that Westfield's planning policies are aligned with the ten goals in the Preliminary Draft of the New Jersey State Development and Redevelopment Plan.

Preliminary Draft State Plan Goal	
EQUITY GOAL: IMPLEMENT EQUITABLE PLANNING PRACTICES TO PROMOTE THRIVING COMMUNITIES FOR ALL NEW JERSEYANS	
Preliminary Draft State Plan Category	Preliminary Draft State Plan Sub Goals
Equity and Environmental Justice	Provide equitable outcomes for all New Jersey residents through the achievement of the goals of the State Planning Act, foster public engagement, etc.
Westfield Master Plan - Planning Goals	
To provide adequate municipal open space for a variety of active and passive recreational uses by: a. Maintaining the present amount of open space available to Town residents, and by providing at least 8 acres of municipal open space per 1,000 persons in the community as land becomes available; b. Making improvements that encourage the use of and improve the access to passive open space areas; and c. Adopt the recommendations of the 2019 Parks Master Plan.	
To provide a safe and efficient transportation system that also encourages mobility by all modes.	
To provide a wide range of housing types and densities in a manner that maintains and is compatible with the predominant existing development pattern of single family detached dwelling units	
To address the need for affordable housing for the local and regional population of low- and moderate-income persons by establishing various zone districts that encourage the provision of affordable housing, where appropriate.	
To address the need for senior citizen housing	
Assessment	
The Town of Westfield advocates and plans for access to services, housing, recreation, and transportation options for all residents. The Town's planning documents including the Master Plan Reexamination Report, Master Plan, Bicycle and Pedestrian Plan, and Parks and Recreation Master Plan are based on equitable planning practices to ensure that all residents are best served.	
A robust community engagement process has formed the foundation for these planning documents with public forums, surveys, and steering committees providing valuable input. Recent examples of the Towns' robust community engagement activity include: (1) In 2025 the Town completed the Tamaques Park Usage and Visioning Survey as part of its exploration of a design plan for park upgrades and expansion of existing facilities; and, (2) The Historic Preservation Commission is hosting an "Ask the HPC" event where residents are invited to ask preservation related questions including the process for local designation of historic properties.	



UNION COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE



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Town of Westfield, Union County, New Jersey: Cross Acceptance Response
Preliminary Draft of the New Jersey State Development and Redevelopment Plan

Preliminary Draft State Plan Goal	
CLIMATE CHANGE GOAL: EFFECTIVELY ADDRESS THE ADVERSE IMPACTS OF CLIMATE CHANGE	
Preliminary Draft State Plan Category	Preliminary Draft State Plan Sub Goals
Decarbonization	Encouraging zero-emission vehicle fleets, energy efficient heating and cooling, Advance carbon sequestration, reduce vehicle dependence and GHG emissions
Hazard mitigation & extreme heat	Promote regional watershed-level stormwater planning, Green infrastructure, Implement hazard mitigation strategies, municipalities coordinate Hazard Mitigation and Master Plan, Comprehensive Stormwater Modeling, etc.
Coastal areas & riverine corridors	Promote regional watershed-level stormwater planning, Green infrastructure, Implement hazard mitigation strategies, municipalities coordinate Hazard Mitigation and Master Plan, Comprehensive Stormwater Modeling, etc.
Westfield Master Plan - Planning Goals	
<p>To minimize the environmental impact resulting from development through:</p> <ul style="list-style-type: none"> a. Appropriate regulations to encourage green building design in all new construction; b. Appropriate regulations that discourage disturbance of steep slopes and vegetation; c. Appropriate regulations that discourage unnecessary development in wetlands and flood hazard areas; d. Implementation of best practices in stormwater management; e. Appropriate regulations to ensure implementation of current soil conservation and erosion control measures; and f. Appropriate regulations to protect and/ or replace trees/woodland impacted by development projects; and g. Proactive and sustainable measures to mitigate the acceleration and impact of climate change <p>To promote the conservation of energy and the recycling of recyclable materials through:</p> <ul style="list-style-type: none"> a. Appropriate regulations that require recycling of recyclable materials; b. Encouraging green infrastructure in site design, energy efficient design, and sustainable building practices; and c. Encouraging reduced carbon footprints through alternative fuel vehicle infrastructure and promoting alternative modes of transportation to minimize automobile travel. 	
Assessment	
<p>The Planning Board has adopted an Environmental Resource Inventory as part of its Master Plan which is used as a tool during the land use decision making process. Additionally, an active Green Team has helped the Town establish a "Green Development Checklist" promoting sustainable site and building design.</p> <p>Westfield has also included a "Storm Resiliency, Smart Growth, and Environmental Sustainability" section in its Master Plan including a "Climate Change Vulnerability Assessment" addressing hazard mitigation.</p> <p>The Town is actively involved in the update of the County's Hazard Mitigation Plan.</p> <p>Westfield has also adopted a model ordinance that complies with the NJDEP's stormwater rules.</p> <p>Westfield has purchased electric vehicles to serve as part of its vehicle fleet and is exploring the use of battery powered outdoor power equipment. The Town of Westfield has public electric vehicle charging stations available as evidenced in its Land Use and Circulation Element of the Master Plan and requires the installation of electric vehicle service equipment as part of development applications when required by state law.</p>	



UNION COUNTY CROSS ACCEPTANCE RESPONSE TEMPLATE

Town of Westfield, Union County, New Jersey: Cross Acceptance Response
Preliminary Draft of the New Jersey State Development and Redevelopment Plan

Preliminary Draft State Plan Goal	
NATURAL AND WATER RESOURCES GOAL: PROTECT, MAINTAIN, AND RESTORE THE STATE'S NATURAL AND WATER RESOURCES AND ECOSYSTEMS	
Preliminary Draft State Plan Category	Preliminary Draft State Plan Sub Goals
Habitat preservation	Protect habitats of resident and migratory threatened and endangered species, Expand and maintain the existing urban tree canopy, Protection of wetlands, etc.
Agriculture & food production	Creative land planning and design to help maintain agriculture as a viable industry and avoid conflict with agricultural areas, promulgate local ordinances and state building codes and fee criteria
Air quality	Conversion of fossil fuel vehicle fleets to zero-emission vehicles, undertake cooperative research to meet or exceed the National Ambient Air Quality Standards per the Clean Air Act
Water quality	Reduce water consumption, protect and enhance wetlands and forests, encourage regional flood and stormwater management planning and implementation, etc.
Westfield Master Plan - Planning Goals	
<p>To minimize the environmental impact resulting from development through:</p> <ul style="list-style-type: none"> a. Appropriate regulations to encourage green building design in all new construction; b. Appropriate regulations that discourage disturbance of steep slopes and vegetation; c. Appropriate regulations that discourage unnecessary development in wetlands and flood hazard areas; d. Implementation of best practices in stormwater management; e. Appropriate regulations to ensure implementation of current soil conservation and erosion control measures; and f. Appropriate regulations to protect and/or replace trees/woodland impacted by development projects; and g. Proactive and sustainable measures to mitigate the acceleration and impact of climate change <p>To promote the conservation of energy and the recycling of recyclable materials through:</p> <ul style="list-style-type: none"> a. Appropriate regulations that require recycling of recyclable materials; b. Encouraging green infrastructure in site design, energy efficient design, and sustainable building practices; and c. Encouraging reduced carbon footprints through alternative fuel vehicle infrastructure and promoting alternative modes of transportation to minimize automobile travel. 	
Assessment	
<p>The Planning Board has adopted an Environmental Resource Inventory as part of its Master Plan which is used as a tool during the land use decision making process. The Inventory is a comprehensive examination of the ecosystems, water resources, and biodiversity of the Town.</p> <p>Westfield has also included a "Storm Resiliency, Smart Growth, and Environmental Sustainability" section in its Master Plan including a "Climate Change Vulnerability Assessment" hazard mitigation.</p> <p>Westfield has adopted and enforces a Tree Preservation Ordinance which requires a permit for the removal of certain trees, as well, as their replacement.</p>	



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Preliminary Draft State Plan Goal	
POLLUTION AND ENVIRONMENTAL CLEAN-UP GOAL: PROTECT THE ENVIRONMENT, PREVENT AND CLEAN UP POLLUTION	
Preliminary Draft State Plan Category	Preliminary Draft State Plan Sub Goals
Brownfields and Lead	Capitalize on opportunities presented by Brownfield sites, Commit public resources and assistance to communities with well-thought-out Brownfield redevelopment strategies, Lead paint remediation or abatement in older housing stock and all public buildings, etc.
Waste Management & Recycling	Reduce exposure to toxic emissions, Develop educational programs to help residents participate in implementation, Develop community and regional facilities that can collect and convert organic waste for household use, etc.
Westfield Master Plan - Planning Goals	
<p>To promote the conservation of energy and the recycling of recyclable materials through:</p> <ul style="list-style-type: none"> a. Appropriate regulations that require recycling of recyclable materials; b. Encouraging green infrastructure in site design, energy efficient design, and sustainable building practices; and c. Encouraging reduced carbon footprints through alternative fuel vehicle infrastructure and promoting alternative modes of transportation to minimize automobile travel. 	
Assessment	
<p>Through development of a project first identified in the Towns' Housing Element and Fair Share Plan, the Town is providing new recreational space along South Avenue at Windsor Place on a site previously occupied by an auto repair facility. The project is developer funded.</p> <p>Through a grant from the NJ Economic Development Authority, the Town has also purchased a vacant automobile service facility at the corner of Central and South Avenues. Enhanced pedestrian safety features including bench seating, public art and streetscape improvements are planned. The project will create an attractive gateway into downtown Westfield.</p> <p>The Westfield Green Team provides a number of informational resources on recycling. As an example, an annual "Free Market" is held where residents drop off gently used goods so that they can be re-used by the community. It is estimated that the event has kept over 15 tons of goods from the landfill.</p> <p>The Westfield Conservation Center on Lamberts Mill Road hosts a "food waste program". The food waste is turned into biofuel to help power the Rahway Valley Sewerage Authority. All types of food waste are acceptable, including dairy, fruits, grains, meats, seafood (except shells), and vegetables. This program was launched in partnership with Waste Management, a leader in converting food waste into a bio-fuel that creates green energy.</p> <p>At the Conservation Center, residents may dispose of biodegradable organic waste material of plant origin produced on Westfield premises. The Center is classified by the State of New Jersey as a transfer facility for organic waste and recyclable materials. As such, the Center serves as a staging area until the materials can be transported to a subsequent facility for proper disposal or disposition. Fee firewood and mulch may be picked up by any resident using the Conservation Center.</p>	



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Preliminary Draft State Plan Goal	
INFRASTRUCTURE: ECONOMIC OPPORTUNITY THROUGH NATION LEADING INFRASTRUCTURE	
Preliminary Draft State Plan Category	Preliminary Draft State Plan Sub Goals
Transportation	Expand public transportation to areas of planned higher- density development, Prioritize the needs of pedestrians and bicyclists and enhance the design and natural characteristics of adjacent areas, Promote the conversion of abandoned or discontinued rights-of-way into active transportation routes or greenways, etc.
Clean Energy	Use the State Energy Master Plan, Promote and encourage the development of and expanded use of renewable energy, Maintain the grid to enable a secure transition away from fossil fuels, etc.
Westfield Master Plan - Planning Goals	
<p>To provide a safe and efficient transportation system that also encourages mobility by all modes.</p> <ul style="list-style-type: none"> a. Improving transit service on the New Jersey Transit Raritan Valley Line serving Westfield; b. Identifying and addressing roadway safety issues; c. Promoting traffic calming in key locations to discourage speeding and cut-through traffic; d. Minimizing traffic congestion and providing for safe and convenient access to properties; e. Developing and maintaining walking and biking facilities and other key locations in Town; and f. Improving pedestrian safety at signalized intersections and other areas of safety concern. <p>To promote the conservation of energy and the recycling of recyclable materials through:</p> <ul style="list-style-type: none"> a. Appropriate regulations that require recycling of recyclable materials; b. Encouraging green infrastructure in site design, energy efficient design, and sustainable building practices; and c. Encouraging reduced carbon footprints through alternative fuel vehicle infrastructure and promoting alternative modes of transportation to minimize automobile travel. 	
Assessment	
<p>The Bicycle and Pedestrian Plan includes a number of strategies to improve bicycle and pedestrian mobility including traffic calming measures, intersection improvements, bicycle facility design, and recommended street typologies. These have been incorporated into the Town Master Plan and where appropriate redevelopment plans. A number of "bicycle oasis" have also been constructed in downtown Westfield.</p> <p>The Downtown Westfield Strategic Plan incorporates recommendations on improving walkability, arrival/departure, and sense of place.</p> <p>Westfield has adopted a resolution to authorize Westfield's participation and support for the Community Solar Program, in which the Town first participated in 2022. This state-authorized and regulated program makes solar energy available to homeowners without having to place solar panels on their homes. The Town's Green Development Checklist encourages the use of alternative energy systems. The Town has also revised regulations in regard to the installation of solar energy systems to encourage additional installations.</p>	



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Preliminary Draft State Plan Goal	
HOUSING: PROVIDE AND ADEQUATE SUPPLY OF HOUSING FOR RESIDENTS OF ALL AGES AND INCOMES IN COMMUNITIES OF THEIR CHOOSING THAT MEET THEIR NEEDS AND OFFER READY ACCESS TO THE FULL RANGE OF SUPPORTIVE GOODS AND SERVICES	
Preliminary Draft State Plan Category	Preliminary Draft State Plan Sub Goals
Housing as a Catalyst for Economic Development	Allow for increased residential development densities, Balance housing with non-residential uses, etc.
Housing Stock Diversity	Encourage intergovernmental planning for housing for persons with special needs, Integrate Age-Friendly housing into communities, Increase multi-bedroom rentals for families
Reducing Barriers to Development	Minimize restrictive zoning, minimize proximity to negative land uses, minimize displacement from redevelopment, Promote multi-modal planning, etc.
Health and the Environment	Improve in-unit amenities, Rehabilitate aging housing stock to address health and safety concerns, Require residential construction to meet strong green building standards, etc.
Housing and Transportation	Prohibit discriminatory lending practices and promote and enforce fair lending practices Integrate green infrastructure into new housing, boost transit ridership through Transit Oriented Development, Minimize parking mandates near transit
Westfield Master Plan - Planning Goals	
<p>To preserve and protect the suburban character of existing residential neighborhoods through:</p> <ol style="list-style-type: none"> Zone designations based upon existing neighborhood patterns and according to the environmental requirements for the respective residential uses; Bulk, density and design standards that are appropriate for various dwelling types and not overly intensive in relation to the lot(s) on which a dwelling is situated in their respective zones; Discouraging through traffic in residential areas whenever possible; Regulations to preserve and enhance visual appearance of residential neighborhoods; and Discouraging demolition of older housing units that contribute to the Town's community character and rehabilitate such homes, when feasible. <p>To provide a wide range of housing types and densities in a manner that maintains and is compatible with the predominant existing development pattern of single family detached dwelling units through:</p> <ol style="list-style-type: none"> Various zone districts that permit single-family detached, two-family and single-family attached, and multi-family dwellings where appropriate; Density standards that reflect existing neighborhood conditions, where appropriate, as well as the needs of various housing types; and Rezoning in appropriate locations, for mixed use or residential uses, establishing densities within walking distance of the CBD-Central Business District and NJ Transit railroad stations. <p>To address the need of affordable housing for the local and regional population of low- and moderate-income persons by establishing various zone districts that encourage the provision of affordable housing, where appropriate.</p> <p>To address the need for senior citizen housing through:</p> <ol style="list-style-type: none"> Zone districts that encourage the development of housing units that are designed to meet the particular needs of senior citizens. 	



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Assessment

Although primarily a detached single-family residential community, the Town of Westfield permits a variety of housing types and has planned for its fair share of very-low, low- and moderate-income housing. Multi-family uses at higher densities than the Towns’ single-family districts are found and planned for within the Town’s Central Business District and along major thoroughfares in proximity to the Town’s rail station and bus routes. These locations and higher densities in combination with the use of shared parking and use of the Residential Site Improvement Standard parking requirement appropriate for those areas should encourage transit ridership.

A number of special needs housing units have been established in Town, sponsored by non-profit affordable housing agencies, and the Town offers financial assistance through its Affordable Housing Trust Fund for their creation. The Town also has zoning in place for age-restricted housing.

The Town has adopted an Environmental Resource Inventory as part of its Master Plan. This comprehensive document, completed and adopted in 2024, contains an examination of the ecosystems land use patterns, water resources, biodiversity, and other components of Westfield’s environment. The Inventory is an excellent reference document which promotes the development of green infrastructure as part of site development.

The Town also has adopted a “Green Development Checklist” whose purpose is to: raise awareness of sustainable (green) design practices and track Westfield’s overall sustainable (green) design practices implementation. The Checklist addresses elements for not only building design, but site design as well.



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Preliminary Draft State Plan Goal	
ECONOMIC DEVELOPMENT: PROMOTE ECONOMIC GROWTH THAT BENEFITS ALL RESIDENTS OF NEW JERSEY	
Preliminary Draft State Plan Category	Preliminary Draft State Plan Sub Goals
Government Coordination	Coordinate economic development activities both horizontally and vertically amongst levels of gov, Promote interstate cooperation, Simplify government regulatory activities, Promote interstate cooperation
Business Retention and Expansion	Provide adequate capital facilities, Develop trade policies that build upon New Jersey's infrastructure, Continue to promote the retention and expansion of businesses, etc.
Regional Planning	Enhance Travel and Tourism, Promote Urban Revitalization, Enhance Capability of NJ's Public Use Airports, etc.
Sustainable and Inclusive Development	Promote the efficient use of conservation of resources, promote workplace health and safety, Promote market and pricing policies that incorporate true social, economic, and environmental costs
Workforce Development	Coordinate public and private economic development activities with secondary schools and institutions of higher learning, Provide skills training, Expand efforts for the State Employment and Training Commission's US Plan for NJ's Workforce Readiness System
Westfield Master Plan - Planning Goals	
<p>To maintain and enhance the viability of the various business districts by:</p> <ul style="list-style-type: none"> a. Encouraging an appropriate mix of land uses that will complement one another and meet the retail and service needs of the Town; b. Promoting a desirable visual environment and preserving the small-town atmosphere in the business districts; c. Providing or requiring the provision of sufficient numbers of parking and loading spaces in the appropriate locations to serve the needs of the general public; d. Promoting a desirable pedestrian environment in the downtown business district; e. Discouraging automobile-only oriented development in the central business district, including "strip malls"; and f. Offering placemaking opportunities, including public art, open space, pedestrian nodes, and community gathering spaces. 	
Assessment	
<p>The Town of Westfield has focused both development of its affordable housing mandates and redevelopment in areas within and surrounding its business districts. Amendments to the Town's Land Use Ordinance have expanded the list of permitted uses to be consistent with a changing economy. When appropriate, coordination with both County and State agencies has occurred to help facilitate improvements.</p> <p>The Downtown Westfield Strategic Plan defines a set of strategies and tools for economic vitality, promotions, prioritization of the pedestrian experience downtown, and management of the special improvement district. The goal is to help position downtown Westfield as a premier destination.</p> <p>The Downtown Westfield Corporation, who manages the SID, has an active Economic Vitality Committee. Recruiting new businesses, creatively converting unused space for new uses, and sharpening the competitiveness of Main Street's entrepreneurial merchants are examples of Economic Vitality activities.</p>	

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Preliminary Draft State Plan Goal	
HISTORIC AND SCENIC RESOURCES GOAL: PROTECT, ENHANCE, AND IMPROVE ACCESS TO AREAS WITH EXCEPTIONAL ARCHEOLOGICAL, HISTORIC, CULTURAL, SCENIC, OPEN SPACE, AND RECREATIONAL VALUE	
Preliminary Draft State Plan Category	Preliminary Draft State Plan Sub Goals
Open Space and Recreational Resources	Plan and design the preservation of recreation and open space lands, Create new redevelopment programs, Encourage and facilitate rails-to-trails conversions, etc.
Historic Resources, Cultural Resources, and the Arts	Encourage high quality design of all public buildings and landscapes and promote the use of art in public buildings and public spaces, Promote the character of historic sites, landscapes, structures, and scenic areas, Promote adaptive reuse of historic structures, etc.
Westfield Master Plan - Planning Goals	
<p>To provide adequate municipal open space for a variety of active and passive recreational uses by:</p> <ol style="list-style-type: none"> Maintaining the present amount of open space available to Town residents, and by providing at least 8 acres of municipal open space per 1,000 persons in the community as land becomes available; Making improvements that encourage the use of and improve the access to passive open space areas; and Adopt the recommendations of the 2019 Parks Master Plan. <p>To promote the conservation of the various historical sites, structures and districts in Westfield by:</p> <ol style="list-style-type: none"> Identifying the various historic sites, structures and districts that exist; Establishing appropriate regulations for the preservation of historic sites and structures; Establishing appropriate regulations that encourage development and redevelopment in historic districts to be compatible with existing historic structures and sites in the district; Encouraging the adaptive reuse of older historic buildings; and Educating the public about the process and benefits of historic preservation designation. 	
Assessment	
<p>The Town of Westfield has set forth a strategic vision for its recreation and open space lands. The Town has preserved lands through listing of properties on the NJ Recreation and Open Space Inventory. The Parks and Recreation Master Plan has been incorporated into the Town Master Plan includes a detailed Action Plan containing 150 strategies which represent specific actions for the Town to take to implement the plan.</p> <p>Westfield has adopted a Historic Designation and Preservation Ordinance and established a Historic Preservation Commission. A number of individual properties and a historic district have been locally designated, with many in the past 8 years. In 2024, the Planning Board adopted a new Historic Preservation Element of its Master Plan which identifies the Town's historic and cultural resources. The loss of historic structures by way of demolition has been stemmed by way of review of demolition requests for properties constructed prior to 1930 or identified in the Historic Preservation Element by the Historic Preservation Officer and in some cases the Historic Preservation Commission. The adaptive reuse of structures has been mandated through redevelopment plans, where appropriate.</p> <p>Westfield also has a Public Arts Commission who works towards the installation of public art. Successful projects include the "Art Takes Flight" exhibit featuring 30 fiberglass butterflies set on pedestals throughout downtown Westfield and murals painted along the NJ Transit underpass.</p>	



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Preliminary Draft State Plan Goal	
REVITALIZATION AND RECENTERING: REVITALIZE THE STATE'S UNDERUTILIZED DEVELOPED AREAS	
Preliminary Draft State Plan Category	Preliminary Draft State Plan Sub Goals
Revitalization of Old Centers	Identify potential new centers, Re-evaluate mandatory parking requirements, Reduce Parking Lot Footprint, Carefully re-evaluate local land use policies, etc.
Recentring Underutilized Developed Areas	Introduce center-like features, Introduce housing whenever appropriate, Landscape buffers common in suburban zoning districts constitute impediments to pedestrian circulation and should be modified to incorporate walking paths as part of every recentring effort
Westfield Master Plan - Planning Goals	
<p>To preserve and protect the suburban character of existing residential neighborhoods</p> <p>To provide adequate municipal open space for a variety of active and passive recreational uses</p> <p>To maintain and enhance the viability of the various business districts</p> <p>To provide a safe and efficient transportation system that also encourages mobility by all modes</p> <p>To provide a wide range of housing types and densities in a manner that maintains and is compatible with the predominant existing development pattern of single family detached dwelling units</p> <p>To address the need of affordable housing for the local and regional population of low- and moderate-income persons by establishing various zone districts that encourage the provision of affordable housing, where appropriate.</p> <p>To address the need for senior citizen housing</p> <p>To address underutilized or vacant sites, encourage redevelopment or rehabilitation where properties meet those standards set forth in the Local Redevelopment and Housing Law.</p>	
Assessment	
<p>The preservation of existing single-family neighborhoods has remained one of the most significant planning policies of the Town. Given the scarcity of available vacant land and the developed character of the Town, Westfield's planning policies concentrate development through the redevelopment of existing parcels which are likely to redevelop, and that are situated along or very near major thoroughfares in close proximity to the Town's rail station, bus routes and central business district. Revitalization strategies include modifying zoning ordinances to allow for a variety of appropriate non-residential uses in appropriate locations, the provision of very-low-, low- and moderate-income housing, and the provision of age-restricted housing. The enhancement, rather than the removal of open recreational space is prioritized as evidenced in the Parks and Recreation Master Plan and multiple redevelopment plans.</p> <p>Westfield permits shared parking arrangements in certain instances and utilizes a NJ Residential Site Improvement Standard parking requirement which is for appropriate for certain mixed-use, walkable areas which are also served by transit.</p>	

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Preliminary Draft State Plan Goal	
COMPREHENSIVE PLANNING: FOSTER SOUND AND INTEGRATED PLANNING AND IMPLEMENTATION AT ALL LEVELS STATEWIDE	
Preliminary Draft State Plan Category	Preliminary Draft State Plan Sub Goals
Comprehensive Planning and Design	Make places safer, more accessible, and more desirable through site layout, building placement, reduce the visual impact of the automobile and its related facilities, Design corridors, etc.
Westfield Master Plan - Planning Goals	
To provide adequate light, air and open space by establishing, administering and enforcing bulk, density and design standards that are appropriate for the various zones and uses in the community.	
To eliminate areas of conflict or incompatibility in land use or zoning between Westfield and adjacent municipalities	
Assessment	
<p>Westfield has taken a comprehensive approach to planning within and for the community. A number of planning studies and documents have been incorporated into the Town Master Plan including the Environmental Resource Inventory, Bicycle and Pedestrian Plan, and Parks and Recreation Master Plan. The Unified Land Use and Circulation Element of the Town Master Plan views land use and circulation holistically to ensure that future growth and investments guide land use to quality development with public space, circulation, and multi-modal improvements.</p> <p>The Town's Land Use Ordinance and redevelopment plans include design standards regulating site layout and building design and have their foundation in these planning documents. Parking areas are prohibited in front yard areas through land use regulation.</p> <p>The "Green Development Checklist" whose purpose is to: raise awareness of sustainable (green) design practices and track Westfield's overall sustainable (green) design practices implementation. These practices include: reduce energy usage; increasing electrification; increasing the use of alternative energy; implementing water conservation measures; improving air quality; increasing the use of electric vehicles; reducing waste and increasing the use of recycled and green building materials; improving biodiversity as well as the site's ability to absorb rainfall by increasing use of native plants. The above practices support Westfield's objective to meet and exceed the State goals to reduce greenhouse gases by 2050 to 20% or less than the amount released in 2006. As Westfield has 0.33% of New Jersey's population, but 0.53% of New Jersey's residential greenhouse gas emissions, our town plays an integral part of meeting this goal.</p>	



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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 Town of Westfield's planning documents are consistent with the Preliminary Draft of the New Jersey State Development and Redevelopment Plan.

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

The Town of Westfield is presently located within the Metropolitan Planning Area (PA1). The Preliminary Draft of the New Jersey State Development and Redevelopment Plan indicates that Westfield will remain in PA1.

For areas located in the Metropolitan Planning Area (PA1), the Draft State Plan's intention is to:

- provide for much of the state's future growth in compact development and redevelopment;
- revitalize cities, towns and neighborhoods, and in particular overburdened neighborhoods;
- address existing legacy issues such as air pollution, urban heat islands, lead contamination, Brownfields, urban highways, and combined sewer systems;
- prevent displacement and gentrification;
- promote growth that occurs in Centers, other appropriate areas that are pedestrian friendly, and in compact transit-oriented forms;
- rebalance urbanization with natural systems;
- promote increased biodiversity and habitat restoration;
- stabilize and enhance older inner ring suburbs;
- redesign and revitalize auto oriented areas;
- protect and enhance the character of existing stable communities.

These intentions are in line with those found in the existing State Development and Redevelopment Plan with which Westfield's planning documents are consistent. Westfield's Planning documents are also consistent with the goals and intent contained within the Preliminary Draft of the New Jersey State Development and Redevelopment Plan. Given the scarcity of available vacant land and the developed character of the Town, Westfield's planning policies concentrate development through the redevelopment of existing parcels which are likely to redevelop, and that are situated along or very near major thoroughfares in close proximity to the Town's rail station, bus routes and central business district. The preservation of existing single-family neighborhoods while still providing housing choice within the Town of Westfield serves to protect and enhance the character of existing stable communities is paramount and is consistent with the Draft Plan's intent to protect and enhance the character of existing stable communities.



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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 Preliminary State Plan includes the following language: “And even for towns that want to promote TOD and transit ridership, transit funding is a source of uncertainty. New Jersey Transit does not have a dedicated source of funding, relying instead on the vagaries of the annual budget process. Without stable and reliable funding, transit-hosting municipalities may be reluctant to engage in long-term planning and development focused on state-owned facilities whose long-term viability is not guaranteed”

Westfield is a community that can benefit significantly from an improved and functional public transit system with increased service. It is strongly recommended that the State Development and Redevelopment Plan include information on the benefits of enhancing the capacity of Penn Station, New York. The importance of a “one-seat-ride” for rail commuters should also be included.

Westfield has one of the most heavily utilized rail stations along the Raritan Valley Line. It is also served by local and regional bus service. Westfield has encouraged transit oriented development, through focusing redevelopment along its transit corridors, as well as, zoning for low- and moderate-income housing along its transit corridors. The availability of viable, user friendly transit system is necessary to help support these policies.

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

There is no anticipated need for modification to Westfield’s existing planning documents to create a greater degree of consistency with the Preliminary Draft of the New Jersey State Development and Redevelopment 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.***

The Preliminary Draft of the State Development and Redevelopment Plan emphasizes the importance of providing housing stock diversity and an adequate supply of housing for residents of all ages and incomes.

Affordable housing mandates have been addressed by Westfield and Westfield proactively plans for a variety of housing types and affordability levels in appropriate locations. Affordable housing compliance should be rewarded with State funding and technical assistance priorities which would also encourage other communities to meet their affordable housing mandates.

- 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***

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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.

Not applicable for Westfield. Union County is the Negotiating Entity for all Union County municipalities.

- 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.***

The Town of Westfield is a fully developed community with no potential for any future sprawl. Vulnerable areas have been identified in the Town's Climate Change Vulnerability Assessment which is part of the Town's Unified Land Use and Circulation Element of the Master Plan.

In addition, the Town has adopted an Environmental Resource Inventory as part of its Master Plan. This comprehensive document, completed and adopted in 2024, contains an examination of the ecosystems land use patterns, water resources, biodiversity, and other components of Westfield's environment.

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

The Town prepared a Parks and Recreation Master Plan in 2019. In 2020, that Plan was incorporated into the Master Plan as an appendix to the 2019 Master Plan Reexamination Report. In addition, the Town of Westfield has a number of properties listed on its Recreation and Open Space Inventory. There is no local open space tax.

- 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 Town of Westfield is a member of Sustainable Jersey and has obtained Silver Certification. There is a very active Green Team whose mission is to help improve the quality of life in Town and to have Westfield become a more sustainable community – environmentally, socially, and economically – in a way that can be sustained to benefit future generations.

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

To preserve the attributes of Westfield's unique, hometown character and community identity, and the strengths of our neighborhoods while lessening any adverse effects that may occur from development through the preservation of the Town's historic resources, preservation of the Town's single-family neighborhoods, maintaining and enhancing downtown Westfield as the center of our community, and maintaining and enhancing the strengths of the Town's various business districts. .

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Town of Westfield, Union County, New Jersey: Cross Acceptance Response
Preliminary Draft of the New Jersey State Development and Redevelopment Plan

To provide a safe and efficient transportation system that encourages mobility by all modes and which emphasizes local and regional connections.

To protect and take opportunities for the enhancement of the Town's natural environment through the provision of open space for active and passive recreational uses, appropriate regulations to encourage green building and site design, best practices in stormwater management, tree preservation, regulations to ensure soil conservation and sediment control, discouraging development in wetlands and flood hazard areas, and discouraging disturbance of steep slopes and vegetation.

9. Please list the Negotiating Committee members:

Not applicable for Westfield. Union County is the Negotiating Entity for all Union County municipalities.

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

Not applicable for Westfield. Union County is the Negotiating Entity for all Union County municipalities.

11. Additional comment(s):

The following comments included in this response are emphasized here:

- Affordable housing compliance should be rewarded with State funding and technical assistance priorities which would encourage communities to meet their affordable housing mandates.
- It is strongly recommended that the State Development and Redevelopment Plan include information on the benefits of enhancing the capacity of Penn Station, New York. The importance of a "one-seat-ride" for rail commuters should also be included.

