



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

PHILIP D. MURPHY  
*Governor*

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

THOMAS K. WRIGHT  
*CHAIRMAN*

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

**State Planning Commission/Union County Negotiation Session**  
**July 25, 2025 – 10:00 a.m./August 1, 2025 – 11:30 a.m.**  
**Zoom Video Conference**  
**Meeting ID: 876 5549 5937**  
<https://us02web.zoom.us/j/87655495937>

**AGENDA**

1. Welcome and Introductions
2. Purpose of Negotiation Session  
Walter Lane, Acting Executive Director
3. Public Participation during Negotiation Session  
Walter Lane, Acting Executive Director
4. Negotiation of County Cross Acceptance Response Items  
Appendix A
5. Negotiation of Statewide Policy Items  
Appendix B
6. Public Comment

## Appendix A - Union County Cross Acceptance Response Items

PSDRP GOAL/SECTION	PSDRP PAGE	CAR PAGE	DESCRIPTION	JURISDICTION	AGREE/DISAGREE
General		90	Scotch Plains strongly opposes state mandates to abolish or reduce minimum parking requirements statewide	Scotch Plains	
Executive Summary	11	72	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.	Summit	
Executive Summary	12	32	"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.	Fanwood	
Executive Summary	12	89	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	Scotch Plains	
Economic Development	20-21	89	encourage county and municipal governments to include housing-to-recreation ratio analyses	Scotch Plains	
Housing	23	17	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.	Berkeley Heights, Westfield	
Housing	27	70	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...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.	Summit	
Housing	27	70	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 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.	Summit	
Housing	27	90	provide tax credits and state aid incentives to accomplish the construction of more missing middle housing	Scotch Plains	
Infrastructure	30	111	SDRP should consider improvements to NY Penn Station, and one-seat-rides for rail commuters	Westfield	
SPPM	68	72	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 to how they should be treated differently from a policy perspective or with regard to variation of communities that exists within the planning areas.	Summit	
Glossary	86	89	SDRP should provide more specific guidance on targeted densities	Scotch Plains	
Research Briefs	136-137	90	SDRP should address lack of dedicated NJ Transit funding and establish "one-seat-ride" on the Raritan Valley Line	Scotch Plains	
Mapping	N/A	69	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.	Summit	
Mapping	N/A	75	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.	Union Twp	
Mapping	N/A	81	[see map]	Summit	
Mapping	N/A	82	[see map]	Summit	

## Appendix B: Statewide Policy Issues

PSDRP GOAL/SECTION	PSDRP PAGE	DESCRIPTION	JURISDICTION	NOTES	AGREE/DISAGREE
General		Add definitions requested from public comment to glossary	State		
General		Formatting of document will be done for revised draft final	State		
General		Clarifying language requested from public comment will be added to revised draft final	State		
Pollution and Environmental Cleanup	48	Waste Management and Recycling: add language on illegal dumping	State		
Comprehensive Planning	61	Remove the term "Areas of Critical State Concern" and incorporate concepts into a revised Special Resource Area definition and policy.	State		
Comprehensive Planning	62	Recognize the following as Special Resource Areas: The Delaware Water Gap National Recreation Area, The Skylands Region, The Sourland Mountain Region, The Great Swamp, Peter J. Barnes III Wildlife Preserve, and Rancocas Creek.	State		
Comprehensive Planning	62	Special Resource areas be mapped on the State Plan Policy Map.	State	Currently, Special Resource Areas are not mapped.	
Comprehensive Planning		Plan Endorsement: The process of pursuing Plan Endorsement/Center Designation by a municipality and the benefits for receiving endorsement are not balanced.	State	While Plan Endorsement is in the Plan generally, the specifics of endorsement are in the Guidelines and Benefits documents, respectively.	
State Plan Policy Map		Planning Areas: remove adjacency criteria.	State	Example: a PA2 will not need to be next to a PA1.	
State Plan Policy Map		Planning Areas: remove land greater than 1 sq. mile criteria.	State		
State Plan Policy Map	77	Designate Parks, Open Space, and Natural Areas as an official Planning Area	State	The 2001 Plan does not consider Parks, Open Space, and Natural Areas a Planning Area.	
State Plan Policy Map		Create a new Planning Area that reflects developed areas that are subject to current and future climate risk.	State	Example: PA1B and PA2B	
State Plan Policy Map		Create a new Planning Area that recognizes a Rural Planning Area (PA4) that has development.	State	Example: PA4C	
State Plan Policy Map	78	Centers: Addition/reintroduction of Cores within Centers	State	This concept was introduced in the 2001 Plan and removed in the Preliminary Plan.	
State Plan Policy Map	78	Centers: Revise the definition of Center.	State		
State Plan Policy Map/Comprehensive Planning	78	Centers/Plan Endorsement: Remove Center Designation expirations	State	Centers/cores/nodes expire after 10 years unless you are one of the few permanent centers.	
State Plan Policy Map	78	The State Plan should include a list of identified Centers	State		
State Plan Policy Map	76	Critical Environmental Site: if the land greater than 1 sq. mile criteria is removed that CESs should become critical environmental areas.	State	CESs in the 2001 Plan were meant for areas less than 1 sq. mile.	
State Plan Policy Map	76	Separate Critical Environmental Site and Historical Cultural Site (HCS)	State		
Implementation		Implement the State Plan as a guide.	State	SPC received many comments on having the State Plan not impose on local zoning and regulation changes.	
Implementation		Strengthen language regarding coordination between the State Plan, State Agencies, and municipalities/Counties.	State		