

**THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF WARREN**
Wayne Dumont, Jr. Administration Building
165 County Route 519, South
Belvidere, NJ 07823

RESOLUTION 295-25

On a motion by **James Kern III**, seconded by **Lori Ciesla**, the following resolution was adopted by the Board of County Commissioners of the County of Warren at a meeting held May 28, 2025.

**WARREN COUNTY BOARD OF COMMISSIONERS AUTHORIZES THE
TRANSMITTAL OF THE WARREN COUNTY CROSS ACCEPTANCE
RESPONSE TO THE STATE PLANNING COMMISSION**

WHEREAS, the New Jersey State Planning Act (NJ Stat § 52:18A-196) calls for the periodic revision and readopting of the State Development and Redevelopment Plan (SDRP); and

WHEREAS, the SDRP shall provide a coordinated, integrated, and comprehensive plan for the growth, development, renewal, and conservation of the State and its regions, and shall identify areas for growth, agriculture, open space conservation, and other appropriate designations; and

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

WHEREAS, the formal release of the Preliminary SDRP on December 6, 2024 commenced Cross Acceptance, an inter-jurisdictional process of soliciting and incorporating input into a Draft Final SDRP; and

WHEREAS, the County of Warren, in accordance with (N.J.A.C. 15:30-3.2), submitted a Notice of Participation to the New Jersey Office of Planning Advocacy (OPA) on January 24th, 2025, thereby authorizing the Warren County Planning Board to participate in Cross Acceptance as the designated Negotiating Entity for the County of Warren and its municipalities; and

WHEREAS, Warren County's Work Program, which articulated the responsibilities of the Negotiating Entity throughout Cross Acceptance, was approved by OPA on March 3rd, 2025; and

WHEREAS, in said Work Program, the County of Warren agreed to submit comments to the SPC on the findings, recommendations, objections, and other information as set forth in the Cross Acceptance Response Template (CART); and

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

BELVIDERE
BLAIRSTOWN
HARDWICK
HARMONY
KNOWLTON
MANSFIELD

WHITE

NOW THEREFORE, BE IT RESOLVED that the Warren County Board of Commissioners hereby authorizes the transmittal of the Warren County Cross Acceptance Response to the State Planning Commission in furtherance of its continued participation in the Cross Acceptance process toward the adoption of a new State Development and Redevelopment Plan.

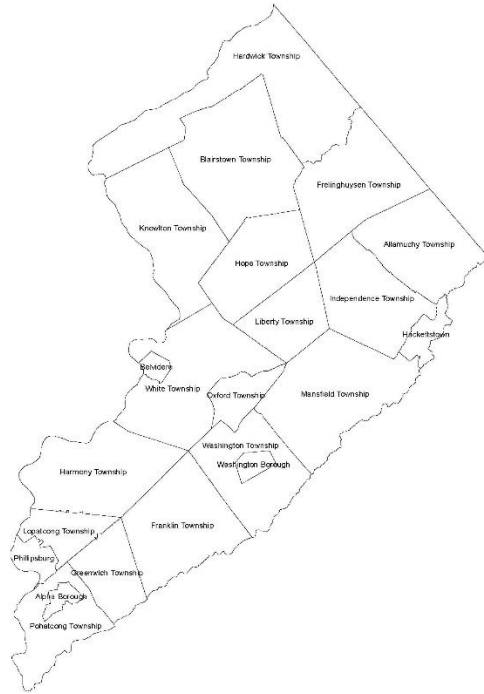
RECORDED VOTE: James Kern III, Lori Ciesla, Jason Sarnoski: yes

I hereby certify the above to be a true copy of a resolution adopted by the Board of County Commissioners of the County of Warren on the date above mentioned.

 _____, Clerk

Alex J. Lazorisak

(E8)



Warren County Cross-Acceptance Response Template

**Negotiating Entity: Warren County Planning
Department**

County: Warren County

**Point of Contact: Ryan Conklin,
rconklin@co.warren.nj.us**

Table of Contents

Section 1: Warren County Consistency with the State Plan

Section 2: Agreements and Disagreements with the Preliminary State Plan

Section 3: Appendices

Appendix A: Warren County Negotiating Agenda

Appendix B: County Conformance with State Plan Goals

Appendix C: Belvidere CART

Appendix D: Belvidere Map

Appendix E: Blainstown CART

Appendix F: Franklin CART

Appendix G: Hardwick CART

Appendix H: Harmony CART

Appendix I: Knowlton CART

Appendix J: Mansfield CART

Appendix K: Mansfield Map

Appendix L: White CART

Appendix M: White Map

Appendix N: Warren County Municipality Information

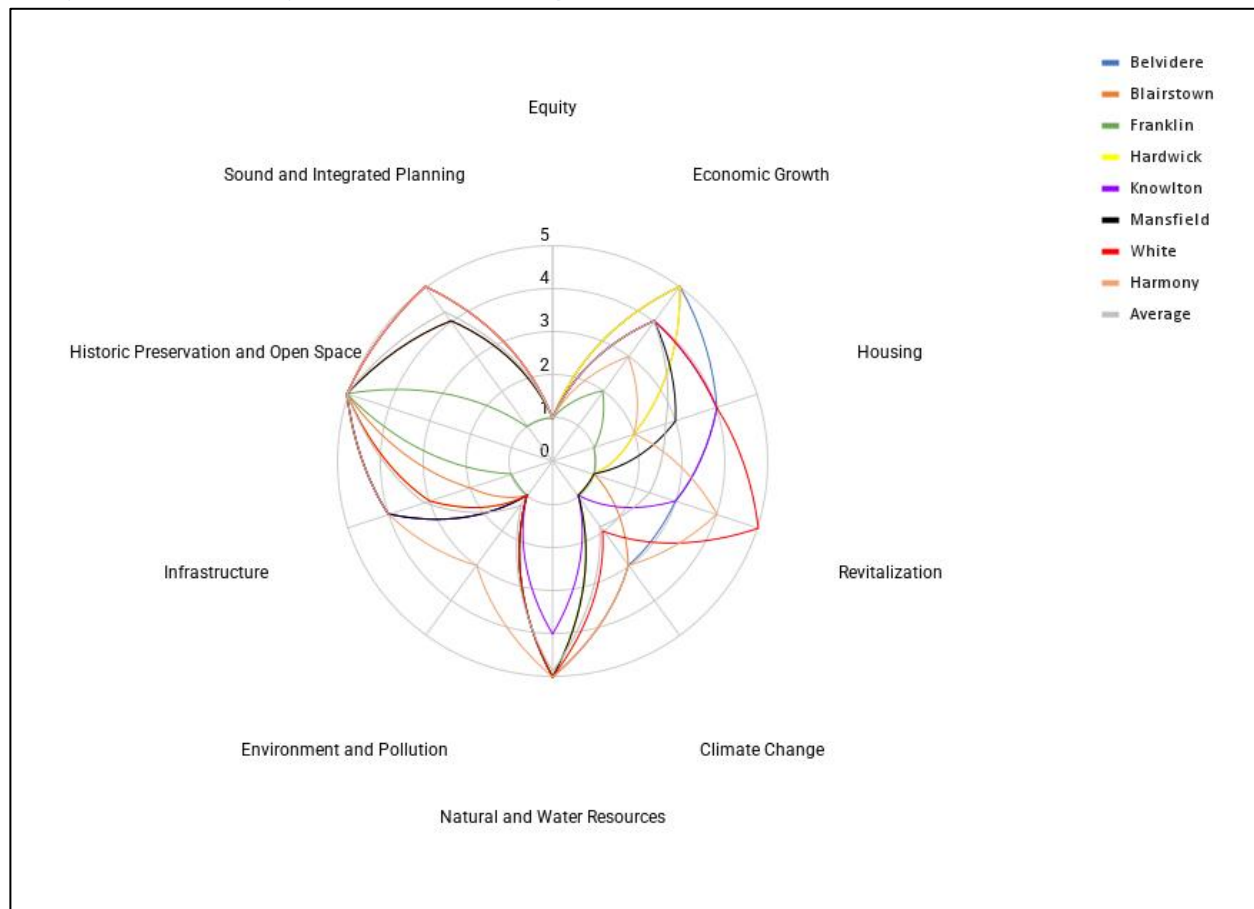
County Cross-Acceptance Response Template

Section 1: Warren County CART

1. Indicate which documents the county has and the dates of adoption:
 - a. ☒ Most recent adopted Master Plan and any draft elements currently being considered
 - b. ☒ Master Plan Reexamination Report(s)
 - c. ☒ Official Map pursuant to N.J.S.A. 55D-32: 2022
 - d. ☒ Land use map
 - e. ☒ Zoning Ordinance and other land development standards
 - f. ☒ Zoning map and schedule
 - g. ☒ Natural Resource Inventory
 - h. ☒ Recreation and Open Space Inventory (ROSI): Open Space Plan 2018
 - i. ☒ Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL): Strategic Growth Plan- 2005
 - j. ☒ Resource protection ordinances
 - k. ☒ Farmland Preservation/Agricultural Retention Plan: 2017
 - l. ☒ Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan): Morris Canal Greenway 25 Year Action Plan, Transportation Master Plan- 2021, Transportation Technical Study Update- 2018, Warren Heritage Byway Corridor Management Plan- 2010
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. Climate Change: Medium Consistency
 - b. Natural and Water Resources: Medium Consistency
 - c. Pollution and Environmental Clean-Up: Low Consistency
 - d. Infrastructure: Medium Consistency
 - e. Housing: Medium Consistency
 - f. Economic Development: Medium Consistency
 - g. Historic and Scenic Resources: High Consistency
 - h. Revitalization and Recentering: High Consistency
 - i. Comprehensive Planning: High Consistency

County Cross-Acceptance Response Template

Comparison of Municipal and 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?
 - a. Future Master Plan amendments will seek more consistency with the State Development and Redevelopment Plan.
 - b. The 1999 Environmental Resource Inventory must be updated to comply with current standards in 2027.
 - c. There should be greater planning considerations included as part of the 5-year Hazard Mitigation Plan to address climate change. HMP to be updated in 2026.
 - d. The 2018 Open Space Plan should be updated in 2028.
 - e. A strategic tourism and marketing strategy should be developed to facilitate economic development initiatives in 2026. This should be done in conjunction with the update and extensions to the Corridor Management Plan for the Warren Heritage Scenic Byway.
4. How well do the designated State Planning Areas suit the current and future development of your municipality?
 - a. Belvidere, White, and Mansfield have existing areas of sewer service area that meet the density and infrastructure system standards associated with PA2 and PA3 designations that are currently designated PA4. Warren County supports revisions

County Cross-Acceptance Response Template

to the Planning Area boundaries to align with to align with existing and proposed sewer service boundaries for the areas in the communities listed above to facilitate growth that aligns with the municipal master plans within areas that meet the guiding criteria for PA2 and PA3 designations. The details, map amendment document and maps are included in the individual municipality's Appendix attached to this document.

Section 2: Warren County 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.
 - a. The State Plan should not require a minimum area for Planning Area designations. PA2 and PA3 should not have to be a minimum of 1 square mile in size. Many small towns in rural counties like Warren County meet all of the other standards beside the area requirements for the Planning Area designation.
2. Provide a detailed explanation of how municipal plans will be modified in order to create a greater degree of consistency.
 - a. The 1999 Environmental Resource Inventory must be updated to comply with current standards in 2027, there should be greater planning considerations included as part of the 5-year Hazard Mitigation Plan to address climate change, the Hazard Mitigation Plan will be updated in 2026, the 2018 Open Space Plan will be updated in 2028, and a strategic tourism and marketing strategy should be developed to facilitate economic development initiatives in 2026. This should be done in conjunction with the update and extensions to the Corridor Management Plan for the Warren Heritage Scenic Byway.
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.
 - a. Funding should be made available to enable new policy implementation. Streamlining NJDEP and NJDOT permitting at all levels should be incentivized through State Plan compliance and consistency.
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.
 - a. The State Plan should not require a minimum area for Planning Area designations. PA2 and PA3 should not have to be a minimum of 1 square mile in size. Many small towns in rural counties like Warren County meet all of the other standards beside the area requirements for the Planning Area designation.
 - b. Planning Area Boundaries Changes
 - i. Belvidere- See Appendix D

County Cross-Acceptance Response Template

NJOPA MAP AMENDMENT DOCUMENT

AMMENDMENTS

Amendment #1: Planning Area

Reason for Change: Change portion of Planning Area 4 to Planning Area 2; the municipality meets all of the Standards for Planning Area 2, including the area requirements. While it slightly exceeds the density guidelines of 1000 per square mile (1742 people per square mile), future growth would adhere to the type of development is anticipated in a PA2. Belvidere has infrastructure in place that can support development that meets the Policy Objectives of the Planning Area. In addition, the entire area of proposed changes is in a sewer service area. In addition, Belvidere meets all of the requirements for a town center designation and part of this request is for Belvidere to be designated as a town center in accordance with the standards set forth in the State Plan draft.

	Regional Center (PA2) Criteria	Belvidere
Area (sqmi)	1-10	1.48
Population	>5,000	2,520
Population Density (per square mile)	4,000 to 15,000	1,742
Housing	4,000 to 15,000	1,220
Housing Density	>3	1.28
Employment	>10,000	1,508
Jobs: Housing Ratio	2:1 to 5:1	1.24:1

Source: Belvidere Negotiating Committee

- ii. White Township- See map in Appendix M

Amendment #2: Planning Area

Reason for Change: Change portion of Planning Area 4 to Planning Area 3; the area meets the density requirements for a PA3, lacks major infrastructure investments, however there is a planned sewer service extension and it is currently located in a sewer service area. It also serves as a transition between the metropolitan Belvidere and surrounding rural municipalities.. These proposed planning area changes are along State Route 46.

County Cross-Acceptance Response Template

Amendment #3: Node Designations

Portions of the sewer service area along Route 46 should be designated as nodes. The node boundaries would adhere to the future PA3 areas requested in the Appendix M, and meet the requirements as dense, single-use commercial corridors. This designation would accommodate future economic growth.

Source: White Township Negotiating Committee

iii. Mansfield Township- See map in Appendix K

Amendment #4: Planning Area

Reason for Change: Change portion of Planning Area 4B to Planning Area 3; the area meets the density requirements for a PA3, has some infrastructure including sewer, water, and is part of a sewer service area. They are serviced by the HMUA. This designation corresponds to the State Plan draft's goal intention of a PA3 to serve as a transition between more developed areas and rural ones.

Source: Mansfield Township Negotiating Committee

Amendment #5: Node Designation

Reason for Change: A Node designation would benefit the municipality in the area provided in the map in Appendix K. The area is a shopping center along a State highway Route 57, and is primarily commercial in nature. This designation would accommodate for future economic growth. The proposed node in the Appendix K would meet the requirements as dense, single-use corridors (commercial).

Source: Mansfield Township Negotiating Committee

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.
 - a. In general, we defer to municipalities planning documents. However, these should correspond to the vulnerabilities identified in the 2021 Hazard Mitigation Plan.
6. Does the municipality and/or county have an Open Space Plan? Open space tax?
 - a. Warren County
 - i. Open Space Plan: Yes (Warren County 2018 Open Space Plan)
 - ii. Open Space Tax: Yes
 - b. Belvidere
 - i. Open Space Plan: Yes
 - ii. Open Space Tax: No
 - c. Blairstown
 - i. Open Space Plan: Yes (2019)
 - ii. Open Space Tax: Yes
 - d. Franklin

County Cross-Acceptance Response Template

- i. Open Space Plan: Yes
 - ii. Open Space Tax: Yes
 - e. Hardwick
 - i. Open Space Plan: Yes (2024)
 - ii. Open Space Tax: Yes
 - f. Harmony
 - i. Open Space Plan: No
 - ii. Open Space Tax: Yes
 - g. Knowlton
 - i. Open Space Plan: Yes (2022)
 - ii. Open Space Tax: Yes
 - h. Mansfield
 - i. Open Space Plan: Yes
 - ii. Open Space Tax: Yes
 - i. White
 - i. Open Space Plan: Yes
 - ii. Open Space Tax: Yes
- 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?
 - a. Warren County:
 - i. 13 municipalities are members. Has an Environmental Advisory Committee
 - b. Belvidere
 - i. Member, has an environmental commission
 - c. Blainstown
 - i. Member. Also a member of the Paulins Kill Watershed Community.
 - d. Franklin
 - i. Member
 - e. Hardwick
 - i. Member
 - f. Harmony
 - i. Member
 - g. Knowlton
 - i. Member
 - h. Mansfield
 - i. Member, also has an environmental commission, green team, and committees for Open Space, Recreation and Farmland, and Historic Preservation
 - i. White
 - i. Not a member, does not have an environmental commission
- 8. Please indicate your community's three most important local and regional land use planning goals and priorities:
 - a. Warren County: Preserve the rural character and open space of the county, focus growth in existing centers, protect and enhance water quality and quantity. The County believes there should be regional planning guidance for the siting of

County Cross-Acceptance Response Template

warehouses and cannabis facilities. Warehouses should be located near existing infrastructure and major transportation routes, while cannabis operations should be kept away from residential areas, public parks, playgrounds, fairgrounds, and other community-centered spaces.

- b. Belvidere: Economic Development, Business Retention, and Flood Plain Management
 - c. Blairstown: Prevent the spread of homogenous suburban development, improve economic development efforts and attract clean business, protect existing properties from flooding.
 - d. Franklin: Regulating growth, encouraging development along Route 57, maintaining the rural and agriculture of the township.
 - e. Hardwick: Preserve the rural character of the township, preserve and enhance the environmental characteristics of the township, preserve the visual character of the township and minimize the visual impact of development (2003 Master Plan revision)
 - f. Harmony: Preserve the rural quality of the community, ensure that new growth is compatible with the physical character of the township, ensure that housing is coordinated with environmental constraints and land capacity (2004 Master Plan)
 - g. Knowlton: Minimize the visual impact of development in the township, provide for a range of commercial activities in appropriate locations, protect natural and environmental resources (2020 Master Plan Reexamination Report)
 - h. Mansfield: Preserve active farmlands and encourage their continued viability, protect environmentally sensitive areas, preserve existing housing stock and allow for the development of a wider variety of housing types (2021 Master Plan Reexamination Report) White: Preserve and enhance the rural character, provide for economic development, preserve and enhance the quality of life for residents
9. Please list the Negotiating Committee members:
- a. Ryan Conklin, Dave Dech, James Kern, Laurel Napolitani
10. Will your county require a translator at the public hearings? If so, please identify language:
- a. No translator will be required.
11. Additional comment(s):

Appendix A: Warren County Negotiating Agenda

Contact Information: Ryan Conklin, rconklin@co.warren.nj.us

Planning Policy In Question: The State Plan should not require minimum area requirements for Planning Area designations. These requirements can hinder development in areas that would otherwise be capable of economic growth due to their population size and infrastructure.

County Cross-Acceptance Response Template

State Plan Citation: There are land area requirements of greater than 1 square mile for the guiding criteria for PA2 and PA3 (page 73).

Alternative: This deletion would facilitate growth in smaller areas that would be better served as PA1 or PA2.

County Cross-Acceptance Response Template

Appendix B: Cross-Acceptance Response Template Spreadsheet

	Equity	Economic Growth	Housing	Revitalization	Climate Change	Natural and Water Resources	Environment and Pollution	Infrastructure	Historic Preservation and Open Space	Sound and Integrated Planning
Belvidere	1	5	4	3	3	5	1	4	5	5
Blairstown	1	5	2	1	3	5	1	2	5	4
Franklin	1	2	1	1	1	5	1	1	5	1
Hardwick	1	5	2	1	1	5	1	3	5	5
Knowlton	1	4	4	3	1	4	1	4	5	5
Mansfield	1	4	3	1	1	5	1	4	5	4
White	1	4	4	5	2	5	1	3	5	5
Harmony	1	3	2	4	3	5	3	4	5	5
Franklin	1	2	1	1	1	5	1	1	5	2
Average	1	3.78	2.56	2.22	1.78	4.89	1.22	2.89	5.00	4.00

Warren County Planning Goals Comparison

Recent Documents	Do they have one?	Date of adoption	Comments	Link
Master Plan	Yes	1979		
Master Plan Reexamination Report	Yes			
Official map pursuant to N.J.S.A. 55D-32	Yes			
Land Use map	Yes			
Housing Element & Fair Share Plan	Yes			
Zoning ordinance	Yes			

County Cross-Acceptance Response Template

Zoning map & schedule	Yes			
Natural Resource inventory	Yes			
Recreation and Open Space Inventory	Yes			
Redevelopment and/or rehabilitation plan	Yes			
Resource protection ordinances	Yes	1999		
Stormwater Pollution Prevention Plan	Yes			
Municipal Stormwater Management Plan	Yes			
Farmland Preservation/Agricultural Retention plan	Yes	2017		
Historic Preservation ordinance	Yes			https://www.warrencountynj.gov/home/showpublisheddocument/3614/637828444128070000
Open Space Plan	Yes	2018		https://www.warrencountynj.gov/home/showpublisheddocument/2924/637680136257870000
Open Space tax	Yes			
Sustainable Jersey membership	Yes			
Other environmental groups	Yes		Environmental Advisory Committee	

Warren County Planning Goals Comparison

Category	Sub Goals	Planning Goals	Assessment	Related Documents
EQUITY GOAL				

County Cross-Acceptance Response Template

Equity	Equitably distribute the benefits and burdens flowing from implementation of the municipality/county plans		1/5- Not planned for	
	Consider the demographic makeup of residents and deploy resources to reverse historic inequities			
CLIMATE CHANGE GOAL				
Climate Change	Assess the likely climate change impacts of the master plans' land use, circulation, and housing elements	The Delaware River and proposed Musconetcong Wild, Scenic and Recreational River corridors are identified as areas that warrant special management. 2005 Open Space Plan		2018 Open Space Plan
	Encourage decarbonization and nature-based carbon sequestration			
Hazard mitigation & extreme heat	Use passive strategies to combat urban heat islands (i.e. light building materials, awnings, green roofs...)			
	Reduce the risk of uncontrolled wildfires through best management practices and selective burning			
Coastal areas & riverine corridors	Undertake a regional development capacity analysis to determine the levels of growth that can be sustained in the coastal area while maintaining the functional integrity of coastal ecosystems			
	Establish and follow a comprehensive, detailed, intergovernmental coastal management program that maximizes consistency with CAFRA, includes emergency response planning & mitigation, and includes results of the regional development capacity analysis			
	Protect vital ecological areas and coastal high-hazard areas through coastal maintenance and restoration programs			
	Conserve coastal water resources (ex: reduce water demand, prevent saltwater intrusion...) and protect coastal water quality (i.e. pollution controls)			
NATURAL AND WATER RESOURCES GOAL				
Habitat preservation	Utilize capital projects, redevelopment, brownfields, and municipality/county owned lands as opportunities to maximize habitat restoration	"One of the Strategic Plan's goals is the protection and	4/5	2018 Open Space Plan

County Cross-Acceptance Response Template

	Identify and protect critical habitats and habitats of resident or migratory threatened & endangered species	enhancement of water quality and quantity. Groundwater is an important natural resource that is integral to the sustainability of development in most rural communities. Groundwater within Warren County is particularly important since most of Warren County is located within the Northwest New Jersey Sole Source Aquifer. Because of its geographical location, it is even more important to implement development practices that sustain this natural resource." - 2005 Strategic Growth Plan		
	Steer new development away from environmentally sensitive areas			
Agriculture & food production	Balance the Policy Objectives of the planning area while maintaining the viability of agriculture and agritourism in appropriate locations			
	Promote economic development and diversification of the agricultural industry through capital facilities, funding, tax & regulatory policies, and land use regulations			
	Encourage sustainable and profitable farming through agricultural best management practices and incorporating the water needs of the agricultural economy in water supply planning			
	Educate the state's residents on the economic and environmental value of sustainable agriculture			
Air quality	Ensure that both development and redevelopment will lead to the attainment of National Air Quality Standards (NAAQS).			
	Delineate all current hotspots ozone & carbon monoxide hotspots and take all appropriate measures to address those hotspots			
Water quality	Encourage watershed-based regional flood and stormwater management			
	Avoid new development in designated flood plains and implement federal flood hazard reduction standards in areas subject to tidal flooding			
	Reduce water consumption/manage water consumption to avoid needing additional infrastructure			
	Manage development to avoid surface and groundwater degradation and convey stormwater to surface water bodies at a quantity, quality, and rate equal to that which would be achieved through natural processes			
	Coordinate state, regional, and local land use planning with the Statewide Water Supply Master Plan			
	Protect and enhance wetlands & other water-dependent ecosystems			

County Cross-Acceptance Response Template

	Identify locally important aquifer recharge areas, wellheads, headwaters, reservoirs, and other sensitive surface water resource systems and manage activities in areas containing, or adjacent to, these systems			
	Use naturally functioning systems and nonstructural methods for stormwater management and flood control (Green Infrastructure) wherever practicable; otherwise design and construct adequate flood protection facilities			
PROTECT THE ENVIRONMENT, PREVENT AND CLEAN UP POLLUTION GOAL				
Brownfield Remediation	Give public resources and assistance priority to communities with well-thought-out brownfield redevelopment strategies	"Acquire environmentally sensitive sites. Although many of these areas may be protected under current laws, some of the more significant environmental sites should be protected because they may be in danger of being destroyed by development occurring on or adjacent to the site. In addition, acquiring environmentally sensitive sites open the possibility for scientific research,		
	Plan, locate, and market redevelopment projects to capitalize on opportunities presented by brownfield sites and to coordinate community planning efforts with all levels of government			
Waste Management & Recycling	Promote multi-jurisdictional planning, design, and siting of waste management and disposal facilities and self-sufficiency in waste management			
	Decrease the size of the waste stream by reduction at the source, promotion of reusing materials, and development of markets for recycled goods			
	Remove hazardous wastes from the solid waste stream			
	Develop educational programs for residents		2/5	2018 Open Space Plan,

County Cross-Acceptance Response Template

		education, study, and public enjoyment of the county's natural resources." - 2018 Open Space Plan		
PUBLIC FACILITIES / INFRASTRUCTURE GOAL				
Infrastructure Investment Priorities	The highest priority should be given to infrastructure projects and programs statewide that mitigate life-threatening situations and emergent threats to the public's health and safety,	"Open Lands may serve to enhance public health and safety by preventing development of areas prone to flooding or erosion or which contribute to water quality protection. Preservation of Open Lands may be in fee or by easement." - 2018 Open Space Plan. The 2005 Strategic Plan outlines a 'smart transportation philosophy' that can be emphasizes multimodal access to sites, integrated street	4/5	2010 Warren Heritage Corridor Management Plan, 2021 Transportation Plan, 2008 I-78 Corridor Transit Study
	The second-highest priority should be given to maintenance, repair, and system preservation of infrastructure			
	Create functional plans which should include capital plans (i.e. schools, emergency response, community facilities), utilities and sewer system maintenance/installation that is in line with water quality goals			
	Coordinate infrastructure investments with those of surrounding and overlapping jurisdictions			
Mobility & equal Access	Provide greater accessibility to rail and bus transit systems/stops and improve mobility within neighborhoods	Preservation of Open Lands may be in fee or by easement." - 2018 Open Space Plan. The 2005 Strategic Plan outlines a 'smart transportation philosophy' that can be emphasizes multimodal access to sites, integrated street	4/5	2010 Warren Heritage Corridor Management Plan, 2021 Transportation Plan, 2008 I-78 Corridor Transit Study
	Complete intra- and inter-modal transportation linkages that capitalize on land use, economic development, density, employment opportunities, mass transit facilities, and opportunities to complete coverage of transit corridors			
	Emphasize the movement of people rather than the movement of vehicles by investing in public transportation and prioritizing the needs of pedestrians and bicyclists			
	Establish a working partnership between transportation agencies, local governments and the private development community to strengthen the linkages between land use and transportation			

County Cross-Acceptance Response Template

	Enhance the movement of goods throughout New Jersey by investing in a comprehensive network for regional and interstate commerce	networks, and expanding the transit network.		
	Evaluate the positive and negative impacts of every transportation project on public health, natural & historic resources, air quality, energy use, and decarbonization particularly in underserved communities			
	Promote market-based incentives to alleviate congestion (congestion pricing) & utilize existing capacity (carpooling, public transit, telecommuting)			
	Make appropriate transportation investments that consider seasonal demands and tourism			
Clean Energy	Promote and encourage the development of and expanded use of environmentally sensitive, renewable energy resources and energy conversion processes that reduce the demand for fossil fuel consumption			
	Ensure that adequate energy capacity exists to meet statewide demands through conservation, cogeneration and either facility additions or upgrades.			
	Promote the use of energy efficient transportation vehicles and systems, industrial processes, buildings and building systems			
Public Health	Lead abatement in older homes and drinking water infrastructure			
	Improving obesity outcomes through a physical planning framework that encourages active living choices, programs that address food deserts, and public education on health & wellness			
	Relocating air polluting facilities to more suitable locations, and / or mothballing them			
HOUSING GOAL				
Housing	Municipal master plans and development regulations should provide a reasonable balance between residential and other land uses, to achieve sensible ratios between housing and jobs, housing and retail, housing and open space, and housing and other uses; different housing types, to address the full range of housing needs	Housing growth should be concentrated in existing centers. Smart growth	3/5	

County Cross-Acceptance Response Template

	<p>and preferences (different age groups, income levels, mobility options, and lifestyles); and housing costs, with an emphasis on quality affordable housing, housing tenures, and residential arrangements.</p> <p>Encourage & support housing maintenance</p> <p>Promote innovative public/private partnerships for housing development and redevelopment</p> <p>Coordinate the siting of housing with the State Plan, the provision of community services, and employment opportunities</p> <p>Prohibit discriminatory lending practices and promote and enforce fair lending practices</p> <p>Encourage the adaptive reuse of obsolete commercial, industrial, and civic buildings for housing.</p>	principles are intended to provide a range of affordable housing options for residents - 2005 SGP.		
ECONOMIC GROWTH GOAL				
Economic Development	<p>Identify and target those economic sectors with the greatest growth potential and public benefit</p> <p>Provide skills training, leadership counseling and training, and financial assistance, including microloans, to small business enterprises, with special targeting of women and minority groups.</p> <p>Promote the retention and expansion of existing businesses, home-based businesses, the relocation of businesses from other states or abroad, and the creation of new businesses</p> <p>Enhance domestic tourism</p> <p>Provide support to the State's Main Streets, Special Improvement Districts, and Business Improvement Districts</p> <p>Provide adequate capital facilities, whether publicly or privately owned or maintained, in line with capital plans to meet desired economic development objectives</p> <p>Encourage the clustering of compatible industries in ways that reduce natural resource consumption and minimize industrial waste and pollution</p>	<p>Open space preservation will benefit the economy by increasing tourism and by the property taxes on them. - 2018 Open Space Plan.</p> <p>Promoting socioeconomic vitality was identified as a priority for land use issues. - 2005 Open Space Plan</p>	5/5	2005 Strategic Growth Plan

County Cross-Acceptance Response Template

	Promote the creation and expansion of businesses that use raw materials from renewable sources including recyclable materials			
	Promote planning, investment, and maintenance of maritime facilities and public-use airports			
ARCHEOLOGICAL, HISTORIC, CULTURAL, SCENIC, OPEN SPACE, AND RECREATIONAL VALUE GOAL				
Scenic, Recreational & Open Space Resources	Coordinate regional, county, and municipal land use/open space plans with the State Open Space and Outdoor Recreation Plan	"Acquire cultural, historical, and archeological open space sites. Open space acquisition should consider the cultural, historical, and archeological features that may evident on a site. Once lost to development, they can never be recovered. As with environmental sites, these sites can open the possibility for education, study, and public enjoyment of the county's man made features." -2018 Open Space Plan	5/5	2018 Open Space Plan, 2010 Warren Heritage Corridor Management Plan
	Ensure that there are adequate indoor and outdoor recreational facilities			
	Connect large contiguous tracts of forest, grasslands, and other natural lands			
	Implement the New Jersey Trails Plan including rails-to-trails conversions and greenway systems			
	Where appropriate, promote and encourage the protection and enhancement of privately owned tracts of open space, wetlands, or forest lands,			
	Ensure that residents are no more than a 10-minute walk from open space			
	Map critical slopes, manage their character, and enforce strict development performance standards on critical slopes			
Historic & Cultural Resources	Map & manage important forest resources and maintain & expand existing urban canopies			
	Identification and protection of historic areas, historic sites, historic landscapes, archeological sites, and scenic corridors			
	Support museums, libraries, interpretive centers and archives, and other public buildings as repositories of past culture and showcases for contemporary culture			

County Cross-Acceptance Response Template

REVITALIZATION GOAL				
Revitalizing & Recentering Older Centers and Underutilized Urbanized Areas	Correct the phenomenon of communities that exhibit Center-like features adopting inappropriate suburban models	"One of the major challenges facing communities wishing to revitalize their downtowns is the lack of an organization actively promoting the interest of the local merchants and property owners. Special (Business) Improvement Districts (SIDs) should be created in those downtown areas to help manage, promote and plan for downtown revitalization. A SID is an organizational and financial partnership among merchants, property owners and a municipality. It can provide services (e.g., sidewalk maintenance, security, special	4/5	2005 Strategic Growth Plan
	Reinvestment should make areas less auto-oriented, more pedestrian-friendly, and more interconnected to improve mobility			
	Redevelopment plans should reintroduce Center-like features & beautify public spaces			
	Reverse interventions that have erased natural features and integrate any recoverable natural features into redevelopment			

County Cross-Acceptance Response Template

		events, business promotions and holiday lighting) as well as physical improvements (e.g., building facades, streetscapes, sidewalks, gateways and parking)" - 2005 SGP		
SOUND AND INTEGRATED PLANNING GOAL				
Comprehensive Planning	Integrate planning with neighboring municipalities, the county, regional bodies, and statewide planning initiatives	"The Open Space Plan is only a part of the overall planning effort as it must be coordinated with other facets of the County's planning program, including farmland preservation, land development, transportation, utilities, stormwater, capital planning and construction." - 2018 Open Space Plan	5/5	2018 Open Space Plan

Belvidere Cross-Acceptance Response Template

Appendix C- Belvidere CART

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: 1979 Master Plan, 2023 Master Plan Amendment
 - b. ☒ Master Plan Reexamination Report(s): There are reexaminations from 2018, 2008, 2002, 1996, and 1989.
 - c. ☐ Official Map pursuant to N.J.S.A. 55D-32
 - d. ☒ Land use map: There is one in the 2025 Highlands Initial Assessment and Center Designation Report.
 - e. ☒ Zoning Ordinance and other land development standards: One was adopted in 1979 with various specific amendments throughout the years
 - f. ☒ Zoning map and schedule: It was revised in 2022.
 - g. ☐ Natural Resource Inventory
 - h. ☒ Recreation and Open Space Inventory (ROSI)
 - i. ☒ Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL): 2023 Redevelopment Plan for Multi-Family Age Targeted Work Force Housing District; and Block 1, Lots 5 and 5.01 are currently under review for designation as an Area in Need of Redevelopment
 - j. ☒ Resource protection ordinances
 - k. ☐ Farmland Preservation/Agricultural Retention Plan
 - l. ☒ Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan): 2009 Wastewater Management Plan, 2005 Stormwater Pollution Plan, 2021 Warren County Multi-Jurisdictional Hazard Mitigation 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.
 - a. Economic Development- High consistency
 - b. Housing- High consistency
 - c. Infrastructure- Medium consistency
 - d. Revitalization and Recentering- High consistency
 - e. Climate Change- High consistency
 - f. Natural and Water Resources- High consistency
 - g. Pollution and Environmental Cleanup- High consistency
 - h. Historic and Scenic Resources- High consistency
 - i. Equity- High consistency
 - j. Sound and Integrated Planning- Medium Consistency
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. Infrastructure- Belvidere has limited pedestrian connections. There are also no bike lanes, however the 2021 Warren County Transportation Master Plan analyzed bicycle compatibility county-wide and found that Belvidere has number of roadways that could accommodate bicycle use. The Town wishes to complete a town-wide Traffic and Circulation Plan to better align with the goals in the State Plan.

Belvidere Cross-Acceptance Response Template

- b. Sound and Integrated Planning- The Town continues to reexamine the Master Plan to ensure community and development needs are being met.
 - c. The Belvidere Historic Waterfront Business District oversees a façade and streetscape improvement program, material grants for commercial façade rehabilitation, and the Neighborhood Preservation Program. This program was awarded a 5-year, \$125,000 grant from the NJDCA Neighborhood Preservation Program (NPP) to assist with economic and community development, as well as technical assistance from a team of place-based revitalization experts. The focus was on revitalizing the Historic Waterfront Business District. In 2021, a NPP Implementation Plan was adopted, identifying several goals and related projects that the NPP wished to undertake in the coming years.
 - d. The Town is currently engaged with the Highlands Council to voluntarily conform to the Regional Master Plan within the Planning Area.
4. How well do the designated State Planning Areas suit the current and future development of your municipality?
 - a. The Town wishes to change the PA4 area to PA2, as well as designating the entire Town as a center to better reflect the existing built-out conditions and opportunities for future growth.

Section 2: Agreements and Disagreements with the Preliminary State Plan

1. Provide a detailed discussion of any issues or recommendations to The Preliminary State Plan in order to better meet local needs.
 - a. Belvidere values sustainable business growth while retaining and protecting existing open space. The goals and recommendations in the State Plan should continue to provide avenues for the enhancement and protection of the Town's and State's land and business opportunities.
2. Provide a detailed explanation of how municipal plans will be modified in order to create a greater degree of consistency.
 - a. The Town's documents are consistent with the State Plan. However, the Town wishes to change the PA4 area to PA2, as well as designating the entire Town as a center to better reflect the local growth.
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.
 - a. Grant funding opportunities should be made available to implement the goals and priorities outlined in 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.
 - a. Warren 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.
 - a. Belvidere is bordered by the Delaware River to the west and the Pequest River cuts through the middle of town. There is also the Pophandusing Brook to the south of the Town. The areas

Belvidere Cross-Acceptance Response Template

surrounding both rivers and brook are within the flood zone. Belvidere has a flood damage prevention ordinance to minimize the impact of flooding.

6. Does the municipality and/or county have an open space plan? Open space tax?
 - a. Yes, 2018 Warren County Open Space Plan and County open space tax of 0.019 per \$100 of assessed value.
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?
 - a. Belvidere is a member of Sustainable New Jersey and has an Environmental Commission.
8. Please indicate your community's three most important local and regional land use planning goals and priorities:
 - a. Economic Development, Business Retention, and Flood Plain Management.
9. Please list the Negotiating Committee members:
 - a. Warren County is the Negotiating Entity
10. Will your county require a translator at the public hearings? If so, please identify language:
 - a. No.
11. Additional comment(s):

Belvidere Cross-Acceptance Response Template

Belvidere Planning Documents

Recent Documents	Do they have one?	Date of adoption	Comments	Link
Master Plan	Yes	1979		
Master Plan Reexamination Report	Yes	1996		
Master Plan Reexamination Report	Yes	2002		
Master Plan Reexamination Report	Yes	2008		
Master Plan Reexamination Report	Yes	2018		
Official map pursuant to N.J.S.A. 55D-32	Yes			
Land Use map	No			
Housing Element & Fair Share Plan	Yes	2008		
Zoning ordinance	Yes	First adopted 1979		https://ecode360.com/29507072#29507072
Zoning map & schedule	Yes	2016		https://www.belviderenj.net/media/101
Natural Resource inventory	No			
Recreation and Open Space Inventory	No			
Redevelopment and/or Rehabilitation Plan	No			
Resource protection ordinances	Yes			
Stormwater Pollution Prevention Plan	Yes	2023		https://www.belviderenj.net/media/2186
Municipal Stormwater Management Plan	Yes	2005		https://www.belviderenj.net/media/2191
Farmland Preservation/Agricultural Retention Plan	No			
Historic Preservation ordinance	Yes	2008		https://www.belviderenj.net/media/2451
Open Space Plan	No			
Open Space tax	No			
Sustainable Jersey membership	Yes			
Other environmental groups	No			

Belvidere Cross-Acceptance Response Template

Belvidere Planning Goals Comparison

Category	Sub Goals	Planning Goals	Assessment	Related Documents
EQUITY GOAL				
Equity	Equitably distribute the benefits and burdens flowing from implementation of the municipality/county plans	Not mentioned	1/5 - not planned for	
	Consider the demographic makeup of residents and deploy resources to reverse historic inequities			
CLIMATE CHANGE GOAL				
Climate Change	Assess the likely climate change impacts of the master plans' land use, circulation, and housing elements			
	Encourage decarbonization and nature-based carbon sequestration			
Hazard mitigation & extreme heat	Use passive strategies to combat urban heat islands (i.e. light building materials, awnings, green roofs...)			
	Reduce the risk of uncontrolled wildfires through best management practices and selective burning			
Coastal areas & riverine corridors	Undertake a regional development capacity analysis to determine the levels of growth that can be sustained in the coastal area while maintaining the functional integrity of coastal ecosystems		3/5 - the MPR features a goal to encourage energy efficiency and renewables, and many of the natural resource preservation elements address riverine corridor protection. However, certain elements (overall decarbonization, climate change disaster mitigation) are unaddressed.	2018 MPR
	Establish and follow a comprehensive, detailed, intergovernmental coastal management program that maximizes consistency with CAFRA, includes			

Belvidere Cross-Acceptance Response Template

	<p>emergency response planning & mitigation, and includes results of the regional development capacity analysis</p> <p>Protect vital ecological areas and coastal high-hazard areas through coastal maintenance and restoration programs</p> <p>Conserve coastal water resources (ex: reduce water demand, prevent saltwater intrusion...) and protect coastal water quality (i.e. pollution controls)</p>			
NATURAL AND WATER RESOURCES GOAL				
Habitat preservation	<p>Utilize capital projects, redevelopment, brownfields, and municipality/county owned lands as opportunities to maximize habitat restoration</p> <p>Identify and protect critical habitats and habitats of resident or migratory threatened & endangered species</p> <p>Steer new development away from environmentally sensitive areas</p>	<p>"Encourage municipal action to guide the appropriate development of all lands within the Town of Belvidere, in a manner which will promote the public health, safety, morals and general welfare ... secure safety from fire, flood, panic and other natural and manmade disasters ... provide adequate light, air, open space and an otherwise clean environment for all residents, businesses and visitors ... protect and conserve critical resources through appropriate environmental regulations ... protect the quality of the environment, such as the Delaware and Pequest Rivers, groundwater resources,</p>	<p>5/5 - the Town has extensive planning supporting natural resource protection, including both water quality and other natural resources.</p>	<p>2018 MPR, 2005 SMP, 2023 SPPP</p>
Agriculture & food production	<p>Balance the Policy Objectives of the planning area while maintaining the viability of agriculture and agritourism in appropriate locations</p> <p>Promote economic development and diversification of the agricultural industry through capital facilities, funding, tax & regulatory policies, and land use regulations</p> <p>Encourage sustainable and profitable farming through agricultural best</p>			

Belvidere Cross-Acceptance Response Template

	management practices and incorporating the water needs of the agricultural economy in water supply planning	wetlands, and riparian buffers ... retain and preserve existing natural vegetation during new construction ... proactively coordinate with State officials regarding the use and maintenance of water access and areas surrounding the boat launch." 2018 MPR		
	Educate the state's residents on the economic and environmental value of sustainable agriculture			
Air quality	Ensure that both development and redevelopment will lead to the attainment of National Air Quality Standards (NAAQS).			
	Delineate all current hotspots ozone & carbon monoxide hotspots and take all appropriate measures to address those hotspots			
Water quality	Encourage watershed-based regional flood and stormwater management			
	Avoid new development in designated flood plains and implement federal flood hazard reduction standards in areas subject to tidal flooding			
	Reduce water consumption/manage water consumption to avoid needing additional infrastructure			
	Manage development to avoid surface and groundwater degradation and convey stormwater to surface water bodies at a quantity, quality, and rate equal to that which would be achieved through natural processes			
	Coordinate state, regional, and local land use planning with the Statewide Water Supply Master Plan			

Belvidere Cross-Acceptance Response Template

	<p>Protect and enhance wetlands & other water-dependent ecosystems</p> <p>Identify locally important aquifer recharge areas, wellheads, headwaters, reservoirs, and other sensitive surface water resource systems and manage activities in areas containing, or adjacent to, these systems</p> <p>Use naturally functioning systems and nonstructural methods for stormwater management and flood control (Green Infrastructure) wherever practicable; otherwise design and construct adequate flood protection facilities</p>			
PROTECT THE ENVIRONMENT, PREVENT AND CLEAN UP POLLUTION GOAL				
	<p>Give public resources and assistance priority to communities with well-thought-out brownfield redevelopment strategies</p> <p>Plan, locate, and market redevelopment projects to capitalize on opportunities presented by brownfield sites and to coordinate community planning efforts with all levels of government</p>			
Brownfield Remediation				
	<p>Promote multi-jurisdictional planning, design, and siting of waste management and disposal facilities and self-sufficiency in waste management</p> <p>Decrease the size of the waste stream by reduction at the source, promotion of</p>			
Waste Management & Recycling		Not mentioned	1/5 - not planned for (perhaps not relevant?)	

Belvidere Cross-Acceptance Response Template

	reusing materials, and development of markets for recycled goods Remove hazardous wastes from the solid waste stream Develop educational programs for residents			
PUBLIC FACILITIES / INFRASTRUCTURE GOAL				
Infrastructure Investment Priorities	The highest priority should be given to infrastructure projects and programs statewide that mitigate life-threatening situations and emergent threats to the public's health and safety, The second-highest priority should be given to maintenance, repair, and system preservation of infrastructure Create functional plans which should include capital plans (i.e. schools, emergency response, community facilities), utilities and sewer system maintenance/installation that is in line with water quality goals Coordinate infrastructure investments with those of surrounding and overlapping jurisdictions	"Encourage the appropriate use of funds for capital improvement programs for public benefits by coordinating with public and private development consistent with the rural, historic, and environmental features of Belvidere ... encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging location of such facilities and routes which result in congestion or blight ... enhance the physical appearance of the 'downtown' area, the Town overall, and transportation routes." 2018 MPR	4/5 - thorough planning to address infrastructure needs with direct capital investment. Lacking with regards to clean energy and equal access mobility.	
Mobility & equal Access	Provide greater accessibility to rail and bus transit systems/stops and improve mobility within neighborhoods Complete intra- and inter-modal transportation linkages that capitalize on land use, economic development, density, employment opportunities, mass			2018 MPR

Belvidere Cross-Acceptance Response Template

	transit facilities, and opportunities to complete coverage of transit corridors			
	Emphasize the movement of people rather than the movement of vehicles by investing in public transportation and prioritizing the needs of pedestrians and bicyclists			
	Establish a working partnership between transportation agencies, local governments and the private development community to strengthen the linkages between land use and transportation			
	Enhance the movement of goods throughout New Jersey by investing in a comprehensive network for regional and interstate commerce			
	Evaluate the positive and negative impacts of every transportation project on public health, natural & historic resources, air quality, energy use, and decarbonization particularly in underserved communities			
	Promote market-based incentives to alleviate congestion (congestion pricing) & utilize existing capacity (carpooling, public transit, telecommuting)			
	Make appropriate transportation investments that consider seasonal demands and tourism			
Clean Energy	Promote and encourage the development of and expanded use of environmentally sensitive, renewable energy resources			

Belvidere Cross-Acceptance Response Template

	<p>and energy conversion processes that reduce the demand for fossil fuel consumption</p> <p>Ensure that adequate energy capacity exists to meet statewide demands through conservation, cogeneration and either facility additions or upgrades.</p> <p>Promote the use of energy efficient transportation vehicles and systems, industrial processes, buildings and building systems</p>			
Public Health	<p>Lead abatement in older homes and drinking water infrastructure</p> <p>Improving obesity outcomes through a physical planning framework that encourages active living choices, programs that address food deserts, and public education on health & wellness</p> <p>Relocating air polluting facilities to more suitable locations, and / or mothballing them</p>			
HOUSING GOAL				
Housing	<p>Municipal Master Plans and development regulations should provide a reasonable balance between residential and other land uses, to achieve sensible ratios between housing and jobs, housing and retail, housing and open space, and housing and other uses; different housing types, to address the full range of housing needs and preferences (different age groups, income levels, mobility options, and lifestyles); and housing</p>	<p>"Encourage and provide opportunities for affordable housing ... support housing rehabilitation activities to maintain housing stock and housing affordability ... provide senior housing opportunities at all ability levels including independent living, assisted housing, congregate care, and nursing care." 2018 MPR</p>	<p>4/5 - housing planning addresses most of these elements, but lacks with regards to specifics on development (e.g. adaptive reuse).</p>	<p>2018 MPR</p>

Belvidere Cross-Acceptance Response Template

	costs, with an emphasis on quality affordable housing, housing tenures, and residential arrangements.			
	Encourage & support housing maintenance			
	Promote innovative public/private partnerships for housing development and redevelopment			
	Coordinate the siting of housing with the State Plan, the provision of community services, and employment opportunities			
	Prohibit discriminatory lending practices and promote and enforce fair lending practices			
	Encourage the adaptive reuse of obsolete commercial, industrial, and civic buildings for housing.			
ECONOMIC GROWTH GOAL				
Economic Development	Identify and target those economic sectors with the greatest growth potential and public benefit	"Promote the diversification and expansion of the local economy through appropriate development and redevelopment techniques ... promote the diversification and expansion of the local economy through appropriate development and redevelopment techniques ... promote design controls to support high quality commercial development ... work with the business community to support and sustain the year-round	5/5 - economic development planning in line with the economic growth goals put forward by the state.	2018 MPR
	Provide skills training, leadership counseling and training, and financial assistance, including microloans, to small business enterprises, with special targeting of women and minority groups.			
	Promote the retention and expansion of existing businesses, home-based businesses, the relocation of businesses from other states or abroad, and the creation of new businesses			
	Enhance domestic tourism			

Belvidere Cross-Acceptance Response Template

	<p>Provide support to the State's Main Streets, Special Improvement Districts, and Business Improvement Districts</p> <p>Provide adequate capital facilities, whether publicly or privately owned or maintained, in line with capital plans to meet desired economic development objectives</p> <p>Encourage the clustering of compatible industries in ways that reduce natural resource consumption and minimize industrial waste and pollution</p> <p>Promote the creation and expansion of businesses that use raw materials from renewable sources including recyclable materials</p> <p>Promote planning, investment, and maintenance of maritime facilities and public-use airports</p>	economy through appropriate marketing efforts." 2018 MPR		
ARCHEOLOGICAL, HISTORIC, CULTURAL, SCENIC, OPEN SPACE, AND RECREATIONAL VALUE GOAL				
Scenic, Recreational & Open Space Resources	<p>Coordinate regional, county, and municipal land use/open space plans with the State Open Space and Outdoor Recreation Plan</p> <p>Ensure that there are adequate indoor and outdoor recreational facilities</p> <p>Connect large contiguous tracts of forest, grasslands, and other natural lands</p>	"Encourage conservation of open space, the preservation of natural resources, and the provision of appropriate parks and recreational facilities, and the prevent degradation of the environment through improper use of land ... encourage the	5/5 - extensive historic preservation and open space planning.	2018 MPR

Belvidere Cross-Acceptance Response Template

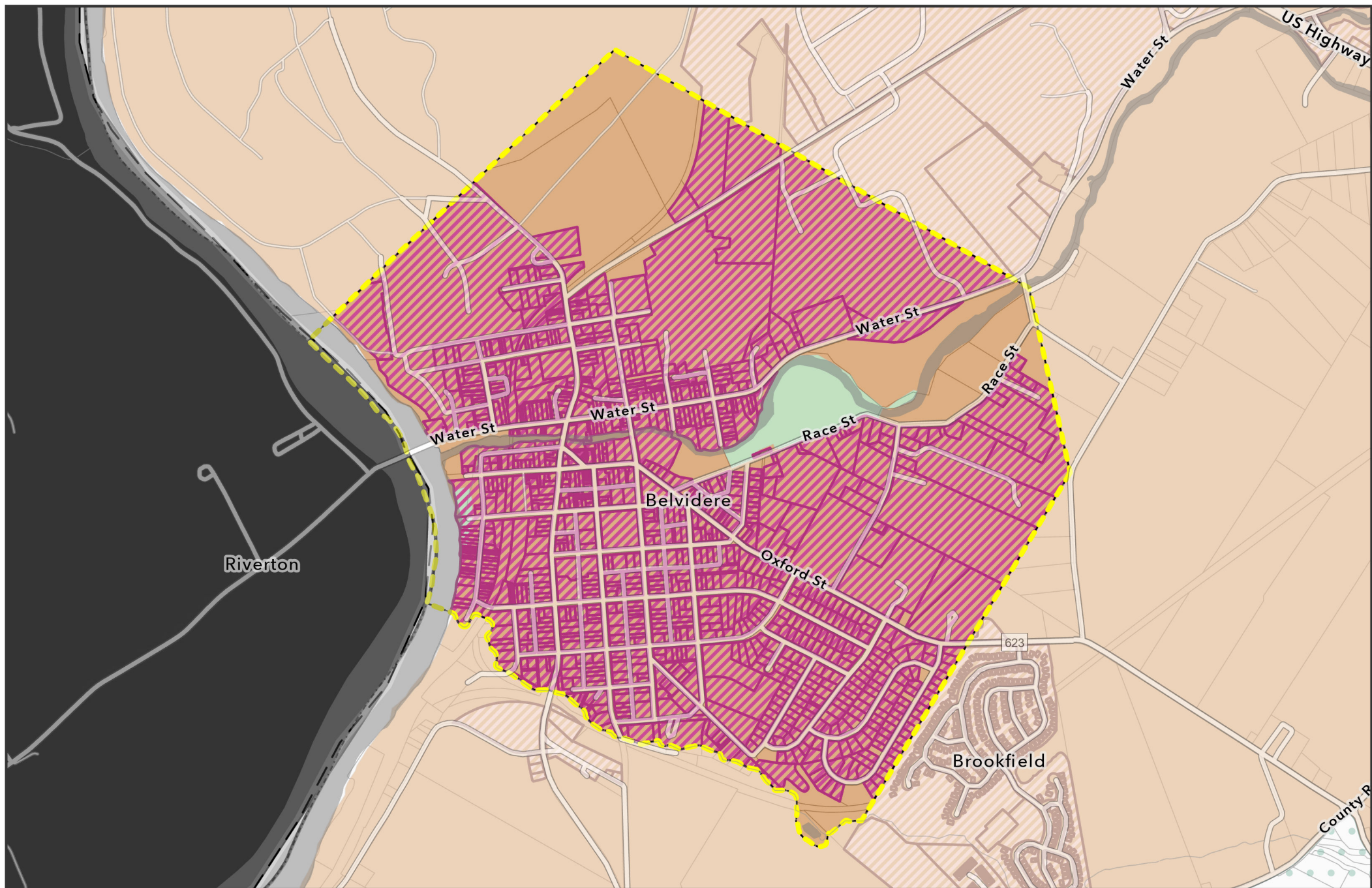
	<p>Implement the New Jersey Trails Plan including rails-to-trails conversions and greenway systems</p> <p>Where appropriate, promote and encourage the protection and enhancement of privately owned tracts of open space, wetlands, or forest lands,</p> <p>Ensure that residents are no more than a 10-minute walk from open space</p> <p>Map critical slopes, manage their character, and enforce strict development performance standards on critical slopes</p> <p>Map & manage important forest resources and maintain & expand existing urban canopies</p>	<p>preservation and restoration of historic buildings and sites, especially within the Historic District ... pursue state and federal funding for protection of open space and natural resources ... provide a comprehensive network of open space recreation for bike and walking paths ... preserve and enhance the historic, cultural, and scenic environment of the Town." 2018 MPR</p>		
Historic & Cultural Resources	<p>Identification and protection of historic areas, historic sites, historic landscapes, archeological sites, and scenic corridors</p> <p>Support museums, libraries, interpretive centers and archives, and other public buildings as repositories of past culture and showcases for contemporary culture</p>			
REVITALIZATION GOAL				
Revitalizing & Recentering Older Centers and Underutilized Urbanized Areas	<p>Correct the phenomenon of communities that exhibit Center-like features adopting inappropriate suburban models</p> <p>Reinvestment should make areas less auto-oriented, more pedestrian-friendly, and more interconnected to improve mobility</p>	<p>"Seek public and/or private source of capital to study strategies for revitalization, including uses, parking, signage, lighting, etc. ... encourage appropriate development and redevelopment of vacant and</p>	<p>3/5 - goal to address center redevelopment and revitalization, but no plans produced as of yet.</p>	<p>2018 MPR</p>

Belvidere Cross-Acceptance Response Template

	<p>Redevelopment plans should reintroduce Center-like features & beautify public spaces</p> <p>Reverse interventions that have erased natural features and integrate any recoverable natural features into redevelopment</p>	<p>underutilized lands and buildings through private capital ... investigate whether properties qualify as an area in need of redevelopment or rehabilitation." 2018 MPR</p>		
SOUND AND INTEGRATED PLANNING GOAL				
Comprehensive Planning	<p>Integrate planning with neighboring municipalities, the county, regional bodies, and statewide planning initiatives</p> <p>Ensure that land use patterns encourage the goals of the state plan including reducing sprawl, improving walkability, mixing uses, and protecting natural features</p> <p>Apply design principles to create and preserve spatially defined, visually appealing, and functionally efficient places in ways that establish a recognizable identity, create a distinct character, and maintain a human scale</p>	<p>"Ensure that the development of Belvidere does not conflict with the development and general welfare of neighboring White Township, Warren County, and the State as a whole ... promote the establishment and maintenance of appropriate population densities and concentrations that will contribute to the well-being of residents, neighborhoods and the preservation of the environment and historical assets ... promote a balanced variety of agricultural, residential, commercial, light industrial, recreational, and public and conservation land uses, according to their respective environmental requirements in order to meet the needs of all Belvidere citizens ... promote a desirable</p>	<p>5/5 - clear, coordinated, sound planning goals.</p>	<p>2018 MPR</p>

Belvidere Cross-Acceptance Response Template

		visual environmental through creative development techniques and good civic design and arrangements for all development, whether residential, commercial, industrial or recreational purposes ... maintain the residential character and scale of established residential neighborhoods through appropriate design standards ... encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land." 2018 MPR		
--	--	--	--	--



Belvidere Town Planning Area Changes

Appendix D: Belvidere Assessment and Inconsistency

USGS Quadrangle: 34 | Name: Belvidere, NJ-PA

0 0.25 0.5 1 Miles



Existing Planning Areas

- 4 / RURAL
- 8 / STATE PARK
- 13 / HIGHLANDS

Planning Area Changes

- Requested Change from PA4 to PA2
- Requested Change from PA4 to PA3
- Seeking Core Designation



Map created by the Warren County Planning Department, 2025
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Blairstown Cross-Acceptance Response Template

Appendix E- Blairstown CART

1. Indicate which documents the municipality or county has and the dates of adoption:
 - a. X Most recent adopted Master Plan and any draft elements currently being considered: 2004
 - b. X Master Plan Reexamination Report(s): 2020
 - c. X Official Map pursuant to N.J.S.A. 55D-32
 - d. X Land use map: 2006
 - e. X Zoning Ordinance and other land development standards
 - f. X Zoning map and schedule
 - g. X Natural Resource Inventory: 1992
 - h. X Recreation and Open Space Inventory (ROSI): 2018
 - i. ☐ Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL)
 - j. X Resource protection ordinances
 - k. X Farmland Preservation/Agricultural Retention Plan: 2021
 - l. X 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.
 - a. While the Township's plans have not strictly incorporated all of the key concepts and policy objectives of the State Plan, generally they are consistent with the goals. This is in large part due to the rural nature of the Township, limited infrastructure for sewer and water, and flooding issues in the village where much of the Township's nonresidential uses are located. Going forward the Township anticipates better addressing climate 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?
 - a. The Land Use Board is currently reexamining the Master Plan, which will also include an amendment to the LUP. Based upon availability of funding, the Township will conduct the climate change-related hazard vulnerability assessment, as this is critical to future planning efforts in the village. This is anticipated to take a year or more.
4. How well do the designated State Planning Areas suit the current and future development of your municipality?
 - a. Very well. The designations of PA-4, PA-4B and PA-5 are suitable to a rural municipality with no water or sewer infrastructure and reflects widespread agriculture and environmental sensitivity.

Blairstown 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.
 - a. The State Plan needs to address water quality impacts of older developed areas still on septic systems. It should also address ways to better protect existing developed areas from climate change-related impacts as retrofit and redevelopment is not always necessarily viable given regulatory changes.
2. Provide a detailed explanation of how municipal plans will be modified in order to create a greater degree of consistency.
 - a. As the Township completes its reexamination report in 2025, discussion will be included about how greater consistency can be achieved.
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
 - a. Needs better State agency support for infrastructure related to sewer for areas of failing septicics or where septic density does not conform to current regulations.
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.
 - a. No negotiating items.
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.
 - a. Generally the Township seeks to preserve farmland and open space anywhere in the Township, but particularly in areas where environmental constraints exist. The village is particularly vulnerable to flooding from the Paulins Kill.
6. Does the municipality and/or county have an open space plan? Open space tax?
 - a. Yes and Yes.
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?
 - a. Yes. The Township is also a part of the Paulins Kill Watershed Community.
8. Please indicate your community's three most important local and regional land use planning goals and priorities:
 - a. Preventing the spread of homogenous suburban development. Improving economic development efforts and attracting clean business. Protecting existing property from flooding.
9. Please list the Negotiating Committee members:
 - a. Mike Repasky, Walter Orcutt, Mike Suk and Eric Lohman
10. Will your county require a translator at the public hearings? If so, please identify language:

Blairstown Cross-Acceptance Response Template

a. No.

11. Additional comment(s):

Blairstown Cross-Acceptance Response Template

Blairstown Planning Documents

Recent Documents	Do they have one?	Date of adoption	Comments	Link
Master Plan	Yes	1978	Could not find	
Master Plan Reexamination Report	Yes	1982	Could not find	
Master Plan Reexamination Report	Yes	1987	Could not find	
Master Plan Reexamination Report	Yes	1995	Could not find	
Master Plan Reexamination Report	Yes	1997	Could not find	
Master Plan Reexamination Report	Yes	1999	Could not find	
Master Plan Reexamination Report	Yes	2004		https://cms8.revize.com/revize/blairstown/Land%20Use%20Board/Master%20Plan%20Docs/2004%20Master%20Plan%20Twp%20of%20Blairstown%20Coppola%20&%20Coppola.pdf
Master Plan Reexamination Report	Yes	2010		https://cms8.revize.com/revize/blairstown/Land%20Use%20Board/Master%20Plan%20Docs/Re-Examination%20Report%20by%20Roger%20Thomas%20for%20Master%20Plan%20-%20Sept%202010.pdf
Master Plan Reexamination Report	Yes	2020		https://cms8.revize.com/revize/blairstown/Land%20Use%20Board/Master%20Plan%20Docs/Master%20Plan%20Reexamination%202020%2019November2020.pdf
Official map pursuant to N.J.S.A. 55D-32	Yes			
Land Use map	Yes	2004		https://cms8.revize.com/revize/blairstown/Land%20Use%20Board/Master%20Plan%20Docs/2004%20Master%20Plan%20Twp%20of%20Blairstown%20Coppola%20&%20Coppola.pdf
Housing Element & Fair Share Plan	Yes	2017		https://cms8.revize.com/revize/blairstown/Land%20Use%20Board/Master%20Plan%20Docs/2017%20Housing%20Element%20&%20Fair%20Share%20Plan%2021August2017.pdf
Zoning ordinance	Yes			https://ecode360.com/13014484#13014484
Zoning map & schedule	Yes	2006		https://ecode360.com/attachment/BL1895/BL1895-019b%20Zoning%20Map.pdf
Natural Resource inventory	No			
Recreation and Open Space Inventory	Yes	2018		https://cms8.revize.com/revize/blairstown/Land%20Use%20Board/Master%20Plan%20Docs/Blairstown%20Open%20Space%20Plan%20Jan%202019.pdf
Redevelopment and/or rehabilitation plan	No			
Resource protection ordinances	Yes			
Farmland Preservation/Agricultural Retention plan	Yes	2021		https://www.nj.gov/agriculture/sadc/documents/Comprehensive%20FP%20Plans/Blairstown-Farm%20Plan%20Final%20(09.22.21)%20(1).pdf
Open Space Plan	Yes	2019		https://cms8.revize.com/revize/blairstown/Land%20Use%20Board/Master%20Plan%20Docs/Blairstown%20Open%20Space%20Plan%20Jan%202019.pdf

Blairstown Cross-Acceptance Response Template

Open Space tax	Yes			
Sustainable Jersey membership	Yes			
Other environmental groups	No			

Blairstown Cross-Acceptance Response Template

Blairstown Planning Goals Comparison

Category	Sub Goals	Planning Goals	Assessment	Related Documents
EQUITY GOAL				
Equity	Equitably distribute the benefits and burdens flowing from implementation of the municipality/county plans	No mention	1/5 - not planned for.	
	Consider the demographic makeup of residents and deploy resources to reverse historic inequities			
CLIMATE CHANGE GOAL				
Climate Change	Assess the likely climate change impacts of the master plans' land use, circulation, and housing elements	"Exploration of Blairstown flood zones and how to minimize future issues residentially, commercially and agriculturally to protect Blairstown and its residents in flood-prone areas particularly in light of climate change having the potential of creating increased flooding issues as well as impacting local farming." 2020 MPR	3/5 - the effect of climate change are being planned for with regards to flooding, and the causes of climate change are being planned for with regards to the introduction of electric vehicles. Extreme heat and other hazard mitigations are not planned for. Decarbonization is not planned for.	2020 MPR
	Encourage decarbonization and nature-based carbon sequestration			
Hazard mitigation & extreme heat	Use passive strategies to combat urban heat islands (i.e. light building materials, awnings, green roofs...)	"Exploration of supporting electric vehicle charging station installation and/or infrastructure by encouraging existing and future auto		
	Reduce the risk of uncontrolled wildfires through best management practices and selective burning			

Blairstown Cross-Acceptance Response Template

Coastal areas & riverine corridors	Undertake a regional development capacity analysis to determine the levels of growth that can be sustained in the coastal area while maintaining the functional integrity of coastal ecosystems	fueling stations and other existing car part facilities to provide charging stations to support electric vehicles." 2020 MPR		
	Establish and follow a comprehensive, detailed, intergovernmental coastal management program that maximizes consistency with CAFRA, includes emergency response planning & mitigation, and includes results of the regional development capacity analysis			
	Protect vital ecological areas and coastal high-hazard areas through coastal maintenance and restoration programs			
	Conserve coastal water resources (ex: reduce water demand, prevent saltwater intrusion...) and protect coastal water quality (i.e. pollution controls)			
NATURAL AND WATER RESOURCES GOAL				

Blairstown Cross-Acceptance Response Template

Habitat preservation	Utilize capital projects, redevelopment, brownfields, and municipality/county owned lands as opportunities to maximize habitat restoration			
	Identify and protect critical habitats and habitats of resident or migratory threatened & endangered species			
	Steer new development away from environmentally sensitive areas			
Agriculture & food production	Balance the Policy Objectives of the planning area while maintaining the viability of agriculture and agritourism in appropriate locations	"The Township's Agricultural Advisory Committee, together with the Township's governing body, is committed to preserving the productive agricultural lands, the local agriculture industry, and the town's rural heritage. The AAC supports innovative approaches to maintaining the sustainability and economic integrity of our farming community as well as the availability of fresh, locally grown farm products." 2021 FPP	5/5 - the 2021 Farmland Preservation Plan addresses many of these issues, including the conservation and preservation elements, as well as the agriculture and food production elements.	2021 FPP
	Promote economic development and diversification of the agricultural industry through capital facilities, funding, tax & regulatory policies, and land use regulations			
	Encourage sustainable and profitable farming through agricultural best management practices and incorporating the water needs of the agricultural			

Blairstown Cross-Acceptance Response Template

	economy in water supply planning			
	Educate the state's residents on the economic and environmental value of sustainable agriculture			
Air quality	Ensure that both development and redevelopment will lead to the attainment of National Air Quality Standards (NAAQS).			
	Delineate all current hotspots ozone & carbon monoxide hotspots and take all appropriate measures to address those hotspots			
Water quality	Encourage watershed-based regional flood and stormwater management			
	Avoid new development in designated flood plains and implement federal flood hazard reduction standards in areas subject to tidal flooding			
	Reduce water consumption/manage water consumption to avoid needing additional infrastructure			
	Manage development to avoid surface and groundwater degradation			

Blairstown Cross-Acceptance Response Template

	<p>and convey stormwater to surface water bodies at a quantity, quality, and rate equal to that which would be achieved through natural processes</p> <p>Coordinate state, regional, and local land use planning with the Statewide Water Supply Master Plan</p> <p>Protect and enhance wetlands & other water-dependent ecosystems</p> <p>Identify locally important aquifer recharge areas, wellheads, headwaters, reservoirs, and other sensitive surface water resource systems and manage activities in areas containing, or adjacent to, these systems</p> <p>Use naturally functioning systems and nonstructural methods for stormwater management and flood control (Green Infrastructure) wherever practicable; otherwise design and construct adequate flood protection facilities</p>			
PROTECT THE ENVIRONMENT, PREVENT AND				

Blairstown Cross-Acceptance Response Template

CLEAN UP POLLUTION GOAL				
Brownfield Remediation	Give public resources and assistance priority to communities with well-thought-out brownfield redevelopment strategies	No mention	1/5 - not planned for.	
	Plan, locate, and market redevelopment projects to capitalize on opportunities presented by brownfield sites and to coordinate community planning efforts with all levels of government			
Waste Management & Recycling	Promote multi-jurisdictional planning, design, and siting of waste management and disposal facilities and self-sufficiency in waste management			
	Decrease the size of the waste stream by reduction at the source, promotion of reusing materials, and development of markets for recycled goods			
	Remove hazardous wastes from the solid waste stream			
	Develop educational programs for residents			
PUBLIC FACILITIES /				

Blairstown Cross-Acceptance Response Template

INFRASTRUCTURE GOAL				
Infrastructure Investment Priorities	The highest priority should be given to infrastructure projects and programs statewide that mitigate life-threatening situations and emergent threats to the public's health and safety,			
	The second-highest priority should be given to maintenance, repair, and system preservation of infrastructure			
	Create functional plans which should include capital plans (i.e. schools, emergency response, community facilities), utilities and sewer system maintenance/installation that is in line with water quality goals			
	Coordinate infrastructure investments with those of surrounding and overlapping jurisdictions			
Mobility & equal Access	Provide greater accessibility to rail and bus transit systems/stops and improve mobility within neighborhoods	Some planning for how clean energy facilities could be supported in the 2021 FPP. The municipal stormwater management plan addresses some of the related infrastructure concerns.	2/5 - stormwater management is covered in the planning process, but many state planning goals, such as increased infrastructure transit, clean energy, or public health are minimally / not addressed.	2021 FPP
	Complete intra- and inter-modal transportation			

Blairstown Cross-Acceptance Response Template

	<p>linkages that capitalize on land use, economic development, density, employment opportunities, mass transit facilities, and opportunities to complete coverage of transit corridors</p> <p>Emphasize the movement of people rather than the movement of vehicles by investing in public transportation and prioritizing the needs of pedestrians and bicyclists</p> <p>Establish a working partnership between transportation agencies, local governments and the private development community to strengthen the linkages between land use and transportation</p> <p>Enhance the movement of goods throughout New Jersey by investing in a comprehensive network for regional and interstate commerce</p> <p>Evaluate the positive and negative impacts of every transportation project on public health, natural & historic resources, air quality, energy use, and decarbonization particularly</p>			
--	---	--	--	--

Blairstown Cross-Acceptance Response Template

	<p>in underserved communities</p> <p>Promote market-based incentives to alleviate congestion (congestion pricing) & utilize existing capacity (carpooling, public transit, telecommuting)</p> <p>Make appropriate transportation investments that consider seasonal demands and tourism</p>			
Clean Energy	<p>Promote and encourage the development of and expanded use of environmentally sensitive, renewable energy resources and energy conversion processes that reduce the demand for fossil fuel consumption</p> <p>Ensure that adequate energy capacity exists to meet statewide demands through conservation, cogeneration and either facility additions or upgrades.</p> <p>Promote the use of energy efficient transportation vehicles and systems, industrial processes, buildings and building systems</p>			

Blairstown Cross-Acceptance Response Template

Public Health	Lead abatement in older homes and drinking water infrastructure			
	Improving obesity outcomes through a physical planning framework that encourages active living choices, programs that address food deserts, and public education on health & wellness			
	Relocating air polluting facilities to more suitable locations, and / or mothballing them			
HOUSING GOAL				
Housing	Municipal master plans and development regulations should provide a reasonable balance between residential and other land uses, to achieve sensible ratios between housing and jobs, housing and retail, housing and open space, and housing and other uses; different housing types, to address the full range of housing needs and preferences (different age groups, income levels, mobility options, and lifestyles); and housing	Affordable housing mechanisms in Fair Share Plan: Market to Affordable purchase conversions (6 units out of 10 completed), Accessory Apartment Program funding for ADUs (3 units out of 10 completed), Supportive Housing for those with developmental disabilities (4 unit equivalents in development). Affordable housing overlay zone.	2/5 - the Fair Share Plan addresses the affordable housing obligations of Blairstown. Other housing development is not planned for.	2017 FSP

Blairstown Cross-Acceptance Response Template

	costs, with an emphasis on quality affordable housing, housing tenures, and residential arrangements.			
	Encourage & support housing maintenance			
	Promote innovative public/private partnerships for housing development and redevelopment			
	Coordinate the siting of housing with the State Plan, the provision of community services, and employment opportunities			
	Prohibit discriminatory lending practices and promote and enforce fair lending practices			
	Encourage the adaptive reuse of obsolete commercial, industrial, and civic buildings for housing.			
ECONOMIC GROWTH GOAL				
Economic Development	Identify and target those economic sectors with the greatest growth potential and public benefit	"Exploration of adding agritourism and agritainment into the Town's Ordinances which would help support current and future Blairstown farmers with diversified opportunities to increase and sustain incomes without adversely affecting	5/5 - economic development and growth are addressed both through agricultural and non-agricultural sectors, including workforce development and business/tourism growth.	2020 MPR
	Provide skills training, leadership counseling and training, and financial assistance, including microloans, to small			

Blairstown Cross-Acceptance Response Template

	business enterprises, with special targeting of women and minority groups.	surrounding properties." 2020 MPR		
	Promote the retention and expansion of existing businesses, home-based businesses, the relocation of businesses from other states or abroad, and the creation of new businesses	"Exploration of adjusting permissible uses in several areas of Blairstown that are intended for business including the General Commercial and Industrial (GCI) zone which explicitly allows warehousing and assembly and distribution centers as a conditional use (Sections 19-410(8) and 19-601); potential inclusions to zoning to support renewable energy businesses, health-focused businesses, responsible ecotourism businesses and nonprofit organizations. The goal of the above is to provide a more welcoming environment to small businesses while mitigating adverse impacts to over-commercialization that is currently impacting nearby towns, including White Township." 2020 MPR		
	Enhance domestic tourism			
	Provide support to the State's Main Streets, Special Improvement Districts, and Business Improvement Districts			
	Provide adequate capital facilities, whether publicly or privately owned or maintained, in line with capital plans to meet desired economic development objectives			
	Encourage the clustering of compatible industries in ways that reduce natural resource consumption and minimize industrial waste and pollution			
	Promote the creation and expansion of businesses that use raw materials from renewable sources	"Exploration of utilizing empty school/retail/business facilities for		

Blairstown Cross-Acceptance Response Template

	including recyclable materials	education/training/continuing education facilities which would allow for post-high school continuing education for non-college workers."		
	Promote planning, investment, and maintenance of maritime facilities and public-use airports	2020 MPR		
ARCHEOLOGICAL, HISTORIC, CULTURAL, SCENIC, OPEN SPACE, AND RECREATIONAL VALUE GOAL				
	Coordinate regional, county, and municipal land use/open space plans with the State Open Space and Outdoor Recreation Plan			
	Ensure that there are adequate indoor and outdoor recreational facilities			
	Connect large contiguous tracts of forest, grasslands, and other natural lands			
	Implement the New Jersey Trails Plan including rails-to-trails conversions and greenway systems			
Scenic, Recreational & Open Space Resources	Where appropriate, promote and encourage the protection and enhancement of privately owned tracts of	Support for Historic Preservation Committee in 2020 MPR 2019 Open Space Plan	5/5 - the Open Space Plan and Historic Preservation Committee (endorsed by the MPR) serve to address many of the State's planning goals.	2020 MPR

Blairstown Cross-Acceptance Response Template

	<p>open space, wetlands, or forest lands,</p> <p>Ensure that residents are no more than a 10-minute walk from open space</p> <p>Map critical slopes, manage their character, and enforce strict development performance standards on critical slopes</p> <p>Map & manage important forest resources and maintain & expand existing urban canopies</p>			
Historic & Cultural Resources	<p>Identification and protection of historic areas, historic sites, historic landscapes, archeological sites, and scenic corridors</p> <p>Support museums, libraries, interpretive centers and archives, and other public buildings as repositories of past culture and showcases for contemporary culture</p>			
REVITALIZATION GOAL				
Revitalizing & Recentering Older Centers and Underutilized Urbanized Areas	<p>Correct the phenomenon of communities that exhibit Center-like features adopting inappropriate suburban models</p> <p>Reinvestment should make areas less auto-oriented,</p>	No mention	N/A - not relevant	

Blairstown Cross-Acceptance Response Template

	<p>more pedestrian-friendly, and more interconnected to improve mobility</p> <p>Redevelopment plans should reintroduce Center-like features & beautify public spaces</p> <p>Reverse interventions that have erased natural features and integrate any recoverable natural features into redevelopment</p>			
SOUND AND INTEGRATED PLANNING GOAL				
Comprehensive Planning	Integrate planning with neighboring municipalities, the county, regional bodies, and statewide planning initiatives	Some discussion within context of historic preservation in 2020 MPR	4/5 - there is limited integration with the planning efforts of surrounding communities, as well as a strong sense of spatial identity.	2020 MPR

Franklin Cross-Acceptance Response Template

Appendix F: Franklin CART

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
 - b. ☒ Master Plan Reexamination Report(s)
 - c. ☒ Official Map pursuant to N.J.S.A. 55D-32
 - d. ☒ Land use map
 - e. ☒ Zoning Ordinance and other land development standards
 - f. ☒ Zoning map and schedule
 - g. ☒ Natural Resource Inventory
 - h. ☒ Recreation and Open Space Inventory (ROSI)
 - i. ☐ Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL)
 - j. ☒ Resource protection ordinances
 - k. ☒ Farmland Preservation/Agricultural Retention Plan
 - l. ☐ 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.
 - a. Equity: Low Consistency
 - b. Climate Change: Low Consistency
 - c. Natural and Water Resources: High Consistency
 - d. Pollution and Environmental Clean-Up: Low Consistency
 - e. Infrastructure: Low Consistency
 - f. Housing: Low Consistency
 - g. Economic Development: Low Consistency
 - h. Historic and Scenic Resources: High Consistency
 - i. Revitalization and Recentering: Low Consistency
 - j. Comprehensive Planning: Low Consistency
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. Future Master Plan reexaminations may be used to bring Franklin's planning documents into agreement with State goals.
4. How well do the designated State Planning Areas suit the current and future development of your municipality?
 - a. No feedback concerning the suitability of current planning designations for the Township.

Franklin 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.
 - a. The State Plan should reflect a concern for the preservation and enhancement of farmland and open space.
2. Provide a detailed explanation of how municipal plans will be modified in order to create a greater degree of consistency.
 - a. Master Plan reexaminations may be used to bring Franklin's planning goals into alignment with the State Plan.
3. Provide comments and recommendations regarding State agency implementation of the State Plan including any applicable agency or program, as well as, make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.
 - a. Funding should be made available to facilitate the implementation of State Plan goals.
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.
 - a. No negotiating items.
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.
 - a. No areas identified.
6. Does the municipality and/or county have an open space plan? Open space tax?
 - a. The township has both.
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?
 - a. The township is a member of Sustainable Jersey.
8. Please indicate your community's three most important local and regional land use planning goals and priorities:
 - a. The three most important planning goals are: regulating growth an orderly fashion, encouraging commercial development along Route 57, and retaining the rural and agricultural character of the Township.
9. Please list the Negotiating Committee members:
10. Will your county require a translator at the public hearings? If so, please identify language:
 - a. No translator will be required.
11. Additional comment(s):

Franklin Cross-Acceptance Response Template

Franklin Planning Documents

Recent Documents	Do they have one?	Date of adoption	Comments	Link
Master Plan	Yes	1991	Could not find	
Master Plan Reexamination Report	Yes	2006		https://www.franklintwpwarren.org/PDFs/2021/masterPlan/MP%20Reexam%20Report%2012-6-06.pdf
Master Plan Reexamination Report	Yes	2011		https://www.nj.gov/njhighlands/warren_county/franklin_township/muni_adopted/Franklin_Master_Plan_Reexamination_Report_12_20_11.pdf
Master Plan Reexamination Report	Yes	2014		https://www.franklintwpwarren.org/PDFs/2021/masterPlan/Franklin%20Township%20Master%20Plan%20Reexamination%20Report%204-16-14.pdf
Official map pursuant to N.J.S.A. 55D-32	Yes			
Land Use map	Yes	2012		https://www.nj.gov/njhighlands/warren_county/franklin_township/muni_adopted/Franklin_Land_Use_Inventory_10_3_12.pdf
Highlands Preservation Area Element	Yes	2011		https://www.nj.gov/njhighlands/warren_county/franklin_township/muni_adopted/Franklin_Twp_Final_Highlands_Master_Plan_Element_12_14_2011.pdf
Zoning ordinance	Yes			https://ecode360.com/10080572#10080572
Zoning map & schedule	Yes	2022		https://www.franklintwpwarren.org/PDFs/2021/Zoning_map.pdf
Natural Resource inventory	Yes	2011		https://www.nj.gov/njhighlands/warren_county/franklin_township/muni_adopted/Franklin_Final_ERI_Feb2012.pdf
Recreation and Open Space Inventory	Yes	2006		https://www.franklintwpwarren.org/plans/openSpaceRecreation.pdf
Redevelopment and/or rehabilitation plan	No			
Resource protection ordinances	Yes			
Farmland Preservation/Agricultural Retention plan	Yes	2023		https://www.nj.gov/agriculture/sade/documents/Comprehensive%20FP%20Plans/Franklin%20Twp,%20Warren.pdf
Open Space Plan	Yes	2006		https://www.franklintwpwarren.org/plans/openSpaceRecreation.pdf
Open Space tax	Yes			
Sustainable Jersey membership	Yes			
Other environmental groups	No			

Franklin Cross-Acceptance Response Template

Franklin Planning Goals Comparison

Category	Sub Goals	Planning Goals	Assessment	Related Documents
EQUITY GOAL				
Equity	Equitably distribute the benefits and burdens flowing from implementation of the municipality/county plans	No mention	1/5 - not planned for	
	Consider the demographic makeup of residents and deploy resources to reverse historic inequities			
CLIMATE CHANGE GOAL				
Climate Change	Assess the likely climate change impacts of the master plans' land use, circulation, and housing elements	No mention	1/5 - not planned for	
	Encourage decarbonization and nature-based carbon sequestration			
Hazard mitigation & extreme heat	Use passive strategies to combat urban heat islands (i.e. light building materials, awnings, green roofs...)			
	Reduce the risk of uncontrolled wildfires through best management practices and selective burning			
Coastal areas & riverine corridors	Undertake a regional development capacity analysis to determine the levels of growth that can be sustained in the coastal area while maintaining the functional integrity of coastal ecosystems			
	Establish and follow a comprehensive, detailed, intergovernmental coastal			

Franklin Cross-Acceptance Response Template

	<p>management program that maximizes consistency with CAFRA, includes emergency response planning & mitigation, and includes results of the regional development capacity analysis</p> <p>Protect vital ecological areas and coastal high-hazard areas through coastal maintenance and restoration programs</p> <p>Conserve coastal water resources (ex: reduce water demand, prevent saltwater intrusion...) and protect coastal water quality (i.e. pollution controls)</p>			
NATURAL AND WATER RESOURCES GOAL				
Habitat preservation	<p>Utilize capital projects, redevelopment, brownfields, and municipality/county owned lands as opportunities to maximize habitat restoration</p> <p>Identify and protect critical habitats and habitats of resident or migratory threatened & endangered species</p> <p>Steer new development away from environmentally sensitive areas</p>	<p>"Protect the steep slopes in the Township from development that would negatively impact this resource ... maintain and enhance the existing groundwater and surface water quality in the Township ... preserve and protect prime agricultural soils for their potential agricultural use ... protect the Township's ridgelines and other prominent views from the impact of development ... identify and manage stream corridor buffer areas adequate to maintain undisturbed vegetation and to maintain and improve water quality wildlife corridors and opportunities for passive and active recreation." 2001 Land Use Plan</p>	<p>5/5 - the Land Use Plan, Farm Preservation Plan, and Open Space and Recreation Plan all have planning elements related to these goals, as well as the various resource protection ordinances of the Township.</p>	2001 LUP
Agriculture & food production	<p>Balance the Policy Objectives of the planning area while maintaining the viability of agriculture and agritourism in appropriate locations</p> <p>Promote economic development and diversification of the agricultural industry through capital facilities, funding, tax & regulatory policies, and land use regulations</p>			

Franklin Cross-Acceptance Response Template

	<p>Encourage sustainable and profitable farming through agricultural best management practices and incorporating the water needs of the agricultural economy in water supply planning</p> <p>Educate the state's residents on the economic and environmental value of sustainable agriculture</p>			
Air quality	<p>Ensure that both development and redevelopment will lead to the attainment of National Air Quality Standards (NAAQS).</p> <p>Delineate all current hotspots ozone & carbon monoxide hotspots and take all appropriate measures to address those hotspots</p>			
Water quality	<p>Encourage watershed-based regional flood and stormwater management</p> <p>Avoid new development in designated flood plains and implement federal flood hazard reduction standards in areas subject to tidal flooding</p> <p>Reduce water consumption/manage water consumption to avoid needing additional infrastructure</p> <p>Manage development to avoid surface and groundwater degradation and convey stormwater to surface water bodies at a quantity, quality, and rate equal to that which would be achieved through natural processes</p>			

Franklin Cross-Acceptance Response Template

	<p>Coordinate state, regional, and local land use planning with the Statewide Water Supply Master Plan</p> <p>Protect and enhance wetlands & other water-dependent ecosystems</p> <p>Identify locally important aquifer recharge areas, wellheads, headwaters, reservoirs, and other sensitive surface water resource systems and manage activities in areas containing, or adjacent to, these systems</p> <p>Use naturally functioning systems and nonstructural methods for stormwater management and flood control (Green Infrastructure) wherever practicable; otherwise design and construct adequate flood protection facilities</p>			
PROTECT THE ENVIRONMENT, PREVENT AND CLEAN UP POLLUTION GOAL				
	<p>Give public resources and assistance priority to communities with well-thought-out brownfield redevelopment strategies</p> <p>Plan, locate, and market redevelopment projects to capitalize on opportunities presented by brownfield sites and to coordinate community planning efforts with all levels of government</p>			
Brownfield Remediation				
Waste Management & Recycling	Promote multi-jurisdictional planning, design, and siting of waste management	No mention	1/5 - not planned for	

Franklin Cross-Acceptance Response Template

	<p>and disposal facilities and self-sufficiency in waste management</p> <p>Decrease the size of the waste stream by reduction at the source, promotion of reusing materials, and development of markets for recycled goods</p> <p>Remove hazardous wastes from the solid waste stream</p> <p>Develop educational programs for residents</p>			
PUBLIC FACILITIES / INFRASTRUCTURE GOAL				
	<p>The highest priority should be given to infrastructure projects and programs statewide that mitigate life-threatening situations and emergent threats to the public's health and safety,</p> <p>The second-highest priority should be given to maintenance, repair, and system preservation of infrastructure</p> <p>Create functional plans which should include capital plans (i.e. schools, emergency response, community facilities), utilities and sewer system maintenance/installation that is in line with water quality goals</p> <p>Coordinate infrastructure investments with those of surrounding and overlapping jurisdictions</p>			
Infrastructure Investment Priorities				
Mobility & equal Access	Provide greater accessibility to rail and bus transit systems/stops and improve mobility within neighborhoods	Not mentioned	1/5 - not planned for	

Franklin Cross-Acceptance Response Template

	Complete intra- and inter-modal transportation linkages that capitalize on land use, economic development, density, employment opportunities, mass transit facilities, and opportunities to complete coverage of transit corridors			
	Emphasize the movement of people rather than the movement of vehicles by investing in public transportation and prioritizing the needs of pedestrians and bicyclists			
	Establish a working partnership between transportation agencies, local governments and the private development community to strengthen the linkages between land use and transportation			
	Enhance the movement of goods throughout New Jersey by investing in a comprehensive network for regional and interstate commerce			
	Evaluate the positive and negative impacts of every transportation project on public health, natural & historic resources, air quality, energy use, and decarbonization particularly in underserved communities			
	Promote market-based incentives to alleviate congestion (congestion pricing) & utilize existing capacity (carpooling, public transit, telecommuting)			
	Make appropriate transportation investments that consider seasonal demands and tourism			

Franklin Cross-Acceptance Response Template

Clean Energy	Promote and encourage the development of and expanded use of environmentally sensitive, renewable energy resources and energy conversion processes that reduce the demand for fossil fuel consumption			
	Ensure that adequate energy capacity exists to meet statewide demands through conservation, cogeneration and either facility additions or upgrades.			
	Promote the use of energy efficient transportation vehicles and systems, industrial processes, buildings and building systems			
Public Health	Lead abatement in older homes and drinking water infrastructure			
	Improving obesity outcomes through a physical planning framework that encourages active living choices, programs that address food deserts, and public education on health & wellness			
	Relocating air polluting facilities to more suitable locations, and / or mothballing them			
HOUSING GOAL				
Housing	Municipal master plans and development regulations should provide a reasonable balance between residential and other land uses, to achieve sensible ratios between housing and jobs, housing and retail, housing and open space, and housing and other uses; different housing types, to address the full range of housing needs and preferences (different age	Not mentioned	1/5 - not planned for (beyond affordable housing obligations)	

Franklin Cross-Acceptance Response Template

	<p>groups, income levels, mobility options, and lifestyles); and housing costs, with an emphasis on quality affordable housing, housing tenures, and residential arrangements.</p> <p>Encourage & support housing maintenance</p> <p>Promote innovative public/private partnerships for housing development and redevelopment</p> <p>Coordinate the siting of housing with the State Plan, the provision of community services, and employment opportunities</p> <p>Prohibit discriminatory lending practices and promote and enforce fair lending practices</p> <p>Encourage the adaptive reuse of obsolete commercial, industrial, and civic buildings for housing.</p>			
ECONOMIC GROWTH GOAL				
Economic Development	<p>Identify and target those economic sectors with the greatest growth potential and public benefit</p> <p>Provide skills training, leadership counseling and training, and financial assistance, including microloans, to small business enterprises, with special targeting of women and minority groups.</p> <p>Promote the retention and expansion of existing businesses, home-based businesses, the relocation of businesses</p>	<p>"Regulate growth in an orderly fashion and channel new development to appropriate locations ... encourage commercial, agricultural business, office and light industrial development in suitable locations along Route 57 ... provide for development opportunities that are consistent with the Township's natural resources and the capacity of these resources to support growth."</p> <p>2016 Land Use Plan</p>	<p>2/5 - the economic growth that is planned for is primarily strip development along Route 57.</p>	<p>2016 LUP</p>

Franklin Cross-Acceptance Response Template

	<p>from other states or abroad, and the creation of new businesses</p> <p>Enhance domestic tourism</p> <p>Provide support to the State's Main Streets, Special Improvement Districts, and Business Improvement Districts</p> <p>Provide adequate capital facilities, whether publicly or privately owned or maintained, in line with capital plans to meet desired economic development objectives</p> <p>Encourage the clustering of compatible industries in ways that reduce natural resource consumption and minimize industrial waste and pollution</p> <p>Promote the creation and expansion of businesses that use raw materials from renewable sources including recyclable materials</p> <p>Promote planning, investment, and maintenance of maritime facilities and public-use airports</p>			
ARCHEOLOGICAL, HISTORIC, CULTURAL, SCENIC, OPEN SPACE, AND RECREATIONAL VALUE GOAL				
Scenic, Recreational & Open Space Resources	<p>Coordinate regional, county, and municipal land use/open space plans with the State Open Space and Outdoor Recreation Plan</p> <p>Ensure that there are adequate indoor and outdoor recreational facilities</p>	<p>Historic Preservation Plan focuses on preservation of eighteenth/nineteenth century structures, agricultural and village.</p> <p>Open Space and Recreation Plan</p>	5/5 - Both plan elements address the two kinds of planning goals, respectively.	2000 HPP, 2006 OSRP

Franklin Cross-Acceptance Response Template

	<div>Connect large contiguous tracts of forest, grasslands, and other natural lands</div> <div>Implement the New Jersey Trails Plan including rails-to-trails conversions and greenway systems</div> <div>Where appropriate, promote and encourage the protection and enhancement of privately owned tracts of open space, wetlands, or forest lands,</div> <div>Ensure that residents are no more than a 10-minute walk from open space</div> <div>Map critical slopes, manage their character, and enforce strict development performance standards on critical slopes</div> <div>Map & manage important forest resources and maintain & expand existing urban canopies</div>	focuses on preserving agricultural and recreation open space.		
Historic & Cultural Resources	<div>Identification and protection of historic areas, historic sites, historic landscapes, archeological sites, and scenic corridors</div> <div>Support museums, libraries, interpretive centers and archives, and other public buildings as repositories of past culture and showcases for contemporary culture</div>			
REVITALIZATION GOAL				
Revitalizing & Recentering Older Centers and Underutilized Urbanized Areas	<div>Correct the phenomenon of communities that exhibit Center-like features adopting inappropriate suburban models</div> <div>Reinvestment should make areas less auto-oriented, more pedestrian-friendly, and more interconnected to improve mobility</div>	Not mentioned	N/A - not relevant	

Franklin Cross-Acceptance Response Template

	<p>Redevelopment plans should reintroduce Center-like features & beautify public spaces</p> <p>Reverse interventions that have erased natural features and integrate any recoverable natural features into redevelopment</p>			
SOUND AND INTEGRATED PLANNING GOAL				
	<p>Integrate planning with neighboring municipalities, the county, regional bodies, and statewide planning initiatives</p> <p>Ensure that land use patterns encourage the goals of the state plan including reducing sprawl, improving walkability, mixing uses, and protecting natural features</p> <p>Apply design principles to create and preserve spatially defined, visually appealing, and functionally efficient places in ways that establish a recognizable identity, create a distinct character, and maintain a human scale</p>			
Comprehensive Planning		Not mentioned	1/5 - not planned for	

Hardwick Cross-Acceptance Response Template

Appendix G: Hardwick CART

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
 - b. ☒ Master Plan Reexamination Report(s): 2003
 - c. ☒ Official Map pursuant to N.J.S.A. 55D-32: 2022
 - d. ☐ Land use map
 - e. ☒ Zoning Ordinance and other land development standards
 - f. ☒ Zoning map and schedule: 1998
 - g. ☐ Natural Resource Inventory
 - h. ☒ Recreation and Open Space Inventory (ROSI): 2024
 - i. ☐ Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL)
 - j. ☐ Resource protection ordinances
 - k. ☐ Farmland Preservation/Agricultural Retention Plan
 - l. ☐ 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.
 - a. Please see attached.
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. Due to the rural and preserved nature of the majority of the township, the Master Plan documents are relatively consistent in the sense that they are focused on open space and farmland preservation and recreation. The town may ultimately want to consider through its next Master Plan reexamination climate change vulnerability assessment which can be informed by the upcoming county's Hazard Mitigation Plan for the purposes of identifying and prioritizing hazards that may be further investigated.
4. How well do the designated State Planning Areas suit the current and future development of your municipality?
 - a. The 2003 Master Plan reexamination report did not report any specific changes to the state planning area designations, nor are there any developments that would necessitate a planning area change for the purposes of facilitating that development. There is no public water or sewer and most of the town is zoned as residential or a park. Therefore, the current state planning area designations accurately reflect the goals and objectives, and the intent, of the planning documents and land use map.

Hardwick 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.
 - a. The affordable housing obligations cannot be fulfilled in Hardwick due to the municipality's lack of infrastructure and emphasis on preserving open space and rural areas.
2. Provide a detailed explanation of how municipal plans will be modified in order to create a greater degree of consistency.
 - a. Hardwick can and likely will continue to enhance its open space, farmland, and environmental planning initiatives to work towards greater consistency with the State Plan.
3. Provide comments and recommendations regarding State agency implementation of the State Plan including any applicable agency or program, as well as, make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.
 - a. There should be greater flexibility in providing and reviewing residential growth, roadway infrastructure/trails, and agricultural enhancements permits through the NJDEP's land use program to accommodate the types of uses that will be developed in the township.
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.
 - a. There are no significant disagreements that would necessitate a negotiation session specific to Hardwick.
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.
 - a. There are only three zones within the municipality, most of which is parkland and low density zones which allow for residential and agricultural uses. The current zoning functionally provides for the perpetuation of the existing Master Plan and facilitates the protection of the environmentally sensitive and preserved properties while accommodating low-density growth.
6. Does the municipality and/or county have an open space plan? Open space tax?
 - a. Hardwick has an Open Space Plan adopted in 2024 and an 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?
 - a. Hardwick is a member of Sustainable Jersey.
8. Please indicate your community's three most important local and regional land use planning goals and priorities:

Hardwick Cross-Acceptance Response Template

- a. Preservation of rural character, preservation and enhancement of the township's environmental characteristics, and preserve the visual character of Hardwick by minimizing the visual impact of development.
- 9. Please list the Negotiating Committee members:
 - a. Nichole Meuse
- 10. Will your county require a translator at the public hearings? If so, please identify language:
 - a. No translator will be required.
- 11. Additional comment(s):

Hardwick Cross-Acceptance Response Template

Hardwick Planning Documents

Recent Documents	Do they have one?	Date adopted	Comments	Link
Master Plan	Yes			
Master Plan Reexamination Report	Yes	2003		
Official map pursuant to N.J.S.A. 55D-32	Yes	2022		https://www.hardwicktp.com/wp-content/uploads/2022/04/hardwick-map.png
Land Use map	No			
Housing Element and Fair Share Plan	Yes	2018		
Zoning ordinance	Yes			https://ecode360.com/34940923#34940923
Zoning map & schedule	Yes	1998		https://ecode360.com/attachment/HA4041/HA4041-013a%20Zoning%20Map.pdf
Natural Resource inventory	No			
Recreation and Open Space Inventory	Yes	2024		
Redevelopment and/or rehabilitation plan	No			
Resource protection ordinances	No			
Farmland Preservation/Agricultural Retention plan	No			
Open Space Plan	Yes	2024		
Open Space tax	Yes			
Sustainable Jersey membership	Yes			

Hardwick Cross-Acceptance Response Template

Other environmental groups	No			
----------------------------	----	--	--	--

Hardwick Cross-Acceptance Response Template

Hardwick Planning Goals Comparison

Category	Sub Goals	Planning Goals	Assessment	Related Documents
EQUITY GOAL				
Equity	Equitably distribute the benefits and burdens flowing from implementation of the municipality/county plans	Not mentioned	1/5 - not planned for	
	Consider the demographic makeup of residents and deploy resources to reverse historic inequities			
CLIMATE CHANGE GOAL				
Climate Change	Assess the likely climate change impacts of the master plans' land use, circulation, and housing elements	Not mentioned	1/5 - not planned for	
	Encourage decarbonization and nature-based carbon sequestration			
Hazard mitigation & extreme heat	Use passive strategies to combat urban heat islands (i.e. light building materials, awnings, green roofs...)			
	Reduce the risk of uncontrolled wildfires through best	Not mentioned	1/5 - not planned for	

Hardwick Cross-Acceptance Response Template

	management practices and selective burning			
Coastal areas & riverine corridors	Undertake a regional development capacity analysis to determine the levels of growth that can be sustained in the coastal area while maintaining the functional integrity of coastal ecosystems			
	Establish and follow a comprehensive, detailed, intergovernmental coastal management program that maximizes consistency with CAFRA, includes emergency response planning & mitigation, and includes results of the regional development capacity analysis			
	Protect vital ecological areas and coastal high-hazard areas through coastal maintenance and restoration programs			
	Conserve coastal water resources (ex: reduce water demand, prevent saltwater intrusion...) and protect coastal water quality (i.e. pollution controls)			
NATURAL AND WATER				

Hardwick Cross-Acceptance Response Template

RESOURCES GOAL				
Habitat preservation	Utilize capital projects, redevelopment, brownfields, and municipality/county owned lands as opportunities to maximize habitat restoration			
	Identify and protect critical habitats and habitats of resident or migratory threatened & endangered species			
	Steer new development away from environmentally sensitive areas			
Agriculture & food production	Balance the Policy Objectives of the planning area while maintaining the viability of agriculture and agritourism in appropriate locations	<p>"Preserve and enhance the environmental characteristics ... preserve environmental systems ... preserve Natural heritage priority sites ... preserve existing networks of streams and swales ... avoid extensive and unnecessary tree removal ... protect groundwater"</p> <p>2003 MP Revision</p> <p>Stormwater management plan addresses many of the water quality elements</p>	<p>5/5 - extensive planning efforts related to the preservation and conservation of natural resources, as well as the maintenance of natural systems and the quality of ecosystem services.</p>	<p>2003 MP Revision, 2005 SMP</p>
	Promote economic development and diversification of the agricultural industry through capital facilities, funding, tax & regulatory policies, and land use regulations			
	Encourage sustainable and profitable farming through agricultural best management practices and incorporating the water needs of the agricultural			

Hardwick Cross-Acceptance Response Template

	economy in water supply planning			
	Educate the state's residents on the economic and environmental value of sustainable agriculture			
Air quality	Ensure that both development and redevelopment will lead to the attainment of National Air Quality Standards (NAAQS).			
	Delineate all current hotspots ozone & carbon monoxide hotspots and take all appropriate measures to address those hotspots			
Water quality	Encourage watershed-based regional flood and stormwater management			
	Avoid new development in designated flood plains and implement federal flood hazard reduction standards in areas subject to tidal flooding			
	Reduce water consumption/manage water consumption to avoid needing additional infrastructure			
	Manage development to avoid surface and groundwater degradation and convey			

Hardwick Cross-Acceptance Response Template

	<p>stormwater to surface water bodies at a quantity, quality, and rate equal to that which would be achieved through natural processes</p> <p>Coordinate state, regional, and local land use planning with the Statewide Water Supply Master Plan</p> <p>Protect and enhance wetlands & other water-dependent ecosystems</p> <p>Identify locally important aquifer recharge areas, wellheads, headwaters, reservoirs, and other sensitive surface water resource systems and manage activities in areas containing, or adjacent to, these systems</p> <p>Use naturally functioning systems and nonstructural methods for stormwater management and flood control (Green Infrastructure) wherever practicable; otherwise design and construct adequate flood protection facilities</p>			
PROTECT THE ENVIRONMENT, PREVENT AND				

Hardwick Cross-Acceptance Response Template

CLEAN UP POLLUTION GOAL				
Brownfield Remediation	Give public resources and assistance priority to communities with well-thought-out brownfield redevelopment strategies	Not mentioned	1/5 - not planned for	
	Plan, locate, and market redevelopment projects to capitalize on opportunities presented by brownfield sites and to coordinate community planning efforts with all levels of government			
Waste Management & Recycling	Promote multi-jurisdictional planning, design, and siting of waste management and disposal facilities and self-sufficiency in waste management			
	Decrease the size of the waste stream by reduction at the source, promotion of reusing materials, and development of markets for recycled goods			
	Remove hazardous wastes from the solid waste stream			
	Develop educational programs for residents			

Hardwick Cross-Acceptance Response Template

PUBLIC FACILITIES / INFRASTRUCTURE GOAL				
Infrastructure Investment Priorities	The highest priority should be given to infrastructure projects and programs statewide that mitigate life-threatening situations and emergent threats to the public's health and safety,	"Provide community services which are reasonably necessary to service Hardwick's population ... minimize the creation of an extensive municipal road network to service new development ... endorse improvements of the County roads in the Township which function as conduits through the Township ... acquire land and buildings suitable for the Township's municipal needs for the foreseeable future ... make improvements to the Township's road network in an orderly, planned way through the adoption of a Capital Improvements Program" 2003 MP Revision	3/5 - extensively tackles the infrastructure investment section of the planning goals, addressing necessary infrastructure projects and how to accomplish them, but does not meaningfully plan for the other elements of the public facilities / infrastructure goal - some of these are less relevant but elements like Clean Energy could be addressed.	2003 MP Revision
	The second-highest priority should be given to maintenance, repair, and system preservation of infrastructure			
	Create functional plans which should include capital plans (i.e. schools, emergency response, community facilities), utilities and sewer system maintenance/installation that is in line with water quality goals			
	Coordinate infrastructure investments with those of surrounding and overlapping jurisdictions			
Mobility & equal Access	Provide greater accessibility to rail and bus transit systems/stops and improve mobility within neighborhoods			

Hardwick Cross-Acceptance Response Template

	Complete intra- and inter-modal transportation linkages that capitalize on land use, economic development, density, employment opportunities, mass transit facilities, and opportunities to complete coverage of transit corridors			
	Emphasize the movement of people rather than the movement of vehicles by investing in public transportation and prioritizing the needs of pedestrians and bicyclists			
	Establish a working partnership between transportation agencies, local governments and the private development community to strengthen the linkages between land use and transportation			
	Enhance the movement of goods throughout New Jersey by investing in a comprehensive network for regional and interstate commerce			
	Evaluate the positive and negative impacts of every transportation project on public health, natural & historic resources, air quality, energy			

Hardwick Cross-Acceptance Response Template

	<div>use, and decarbonization particularly in underserved communities</div> <div>Promote market-based incentives to alleviate congestion (congestion pricing) & utilize existing capacity (carpooling, public transit, telecommuting)</div> <div>Make appropriate transportation investments that consider seasonal demands and tourism</div>			
Clean Energy	<div>Promote and encourage the development of and expanded use of environmentally sensitive, renewable energy resources and energy conversion processes that reduce the demand for fossil fuel consumption</div> <div>Ensure that adequate energy capacity exists to meet statewide demands through conservation, cogeneration and either facility additions or upgrades.</div> <div>Promote the use of energy efficient transportation vehicles and systems, industrial processes, buildings and building systems</div>			

Hardwick Cross-Acceptance Response Template

Public Health	Lead abatement in older homes and drinking water infrastructure			
	Improving obesity outcomes through a physical planning framework that encourages active living choices, programs that address food deserts, and public education on health & wellness			
	Relocating air polluting facilities to more suitable locations, and / or mothballing them			
HOUSING GOAL				
Housing	Municipal master plans and development regulations should provide a reasonable balance between residential and other land uses, to achieve sensible ratios between housing and jobs, housing and retail, housing and open space, and housing and other uses; different housing types, to address the full range of housing needs and preferences (different age groups, income levels, mobility options, and lifestyles); and housing costs, with an emphasis on quality affordable housing, housing tenures, and residential arrangements.	2018 Housing Element and Fair Share Plan details the housing obligation of the Township.	2/5 - per the Housing Plan the Township is significantly below meeting the affordable housing obligation and is applying for a deferral. The other elements are not planned for.	2018 Housing Element and Fair Share Plan

Hardwick Cross-Acceptance Response Template

	Encourage & support housing maintenance			
	Promote innovative public/private partnerships for housing development and redevelopment			
	Coordinate the siting of housing with the State Plan, the provision of community services, and employment opportunities			
	Prohibit discriminatory lending practices and promote and enforce fair lending practices			
	Encourage the adaptive reuse of obsolete commercial, industrial, and civic buildings for housing.			
ECONOMIC GROWTH GOAL				
Economic Development	Identify and target those economic sectors with the greatest growth potential and public benefit	"Hardwick Township will retain its rural character by striking a carefully implemented balance between preservation and development ... 'rural character' comprises ... low density residential development ... little or no commercial or industrial development ... considerable interest in	5/5 - Open Space Plan details an economic development vision focused on small-scale sustainable agriculture.	2024 Open Space Plan
	Provide skills training, leadership counseling and training, and financial assistance, including microloans, to small business enterprises, with special targeting of women and minority groups.			

Hardwick Cross-Acceptance Response Template

	Promote the retention and expansion of existing businesses, home-based businesses, the relocation of businesses from other states or abroad, and the creation of new businesses	gardening, farming, and animal husbandry whether as individual homeowners or as sustainable small scale commercial operations" 2024 Open Space Plan		
	Enhance domestic tourism			
	Provide support to the State's Main Streets, Special Improvement Districts, and Business Improvement Districts			
	Provide adequate capital facilities, whether publicly or privately owned or maintained, in line with capital plans to meet desired economic development objectives			
	Encourage the clustering of compatible industries in ways that reduce natural resource consumption and minimize industrial waste and pollution			
	Promote the creation and expansion of businesses that use raw materials from renewable sources including recyclable materials			

Hardwick Cross-Acceptance Response Template

	Promote planning, investment, and maintenance of maritime facilities and public-use airports			
ARCHEOLOGICAL, HISTORIC, CULTURAL, SCENIC, OPEN SPACE, AND RECREATIONAL VALUE GOAL				
Scenic, Recreational & Open Space Resources	Coordinate regional, county, and municipal land use/open space plans with the State Open Space and Outdoor Recreation Plan	<p>"Preserve the rural character ... protect against development ... preserve visual character ... protect and enhance historic resources" 2003 MP Revision</p> <p>2024 Open Space Plan directly addresses most of these elements</p>	5/5 - extensive preservation and conservation elements of Hardwick's planning.	2003 MP Revision, 2024 Open Space Plan
	Ensure that there are adequate indoor and outdoor recreational facilities			
	Connect large contiguous tracts of forest, grasslands, and other natural lands			
	Implement the New Jersey Trails Plan including rails-to-trails conversions and greenway systems			
	Where appropriate, promote and encourage the protection and enhancement of privately owned tracts of open space, wetlands, or forest lands,			

Hardwick Cross-Acceptance Response Template

	Ensure that residents are no more than a 10-minute walk from open space			
	Map critical slopes, manage their character, and enforce strict development performance standards on critical slopes			
	Map & manage important forest resources and maintain & expand existing urban canopies			
Historic & Cultural Resources	Identification and protection of historic areas, historic sites, historic landscapes, archeological sites, and scenic corridors			
	Support museums, libraries, interpretive centers and archives, and other public buildings as repositories of past culture and showcases for contemporary culture			
REVITALIZATION GOAL				
Revitalizing & Recentring Older Centers and Underutilized Urbanized Areas	Correct the phenomenon of communities that exhibit Center-like features adopting inappropriate suburban models	As addressed in every plan element, no town center and no desire to develop one	N/A	
	Reinvestment should make areas less auto-oriented, more			

Hardwick Cross-Acceptance Response Template

	<p>pedestrian-friendly, and more interconnected to improve mobility</p> <p>Redevelopment plans should reintroduce Center-like features & beautify public spaces</p> <p>Reverse interventions that have erased natural features and integrate any recoverable natural features into redevelopment</p>			
SOUND AND INTEGRATED PLANNING GOAL				
Comprehensive Planning	integrate planning with neighboring municipalities, the county, regional bodies, and statewide planning initiatives	"Hardwick's revised plan is consistent with the intent of State Development and Redevelopment [planning] to channel growth into centers. Since Hardwick is clearly an environs community, reduction in density is appropriate. The "center" for Hardwick is actually located in Blairstown." 2003 MP Revision	5/5 - Hardwick's plan is integrated with Blairstown's and state planning, establishing a regional planning perspective.	2003 MP Revision

Harmony Cross-Acceptance Response Template

Appendix H: Harmony CART

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:
 - b. ☒ Master Plan Reexamination Report(s): **2004**
 - c. ☐ Official Map pursuant to N.J.S.A. 55D-32
 - d. ☐ Land use map
 - e. ☒ Zoning Ordinance and other land development standards
 - f. ☒ Zoning map and schedule: 2009
 - g. ☒ Natural Resource Inventory: 2013
 - h. ☒ Recreation and Open Space Inventory (ROSI): 2012
 - i. ☒ Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL)
 - j. ☒ Resource protection ordinances
 - k. ☒ Farmland Preservation/Agricultural Retention Plan
 - l. ☐ 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.
 - a. ***Please see attached.***
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. Harmony's planning documents are primarily focused on agricultural and open space preservation. The next Master Plan Reexamination may provide for measures that address climate change and economic development.
4. How well do the designated State Planning Areas suit the current and future development of your municipality?
 - a. The Negotiating Committee confirmed that there are no proposed changes to any State Planning Areas within the 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.

Harmony Cross-Acceptance Response Template

- a. In line with maintaining its rural character and preserving open space, Harmony may not be able to satisfy all of its COAH housing obligations.
2. Provide a detailed explanation of how municipal plans will be modified in order to create a greater degree of consistency.
 - a. Harmony will continue develop its farmland, open space, and environmental preservation polices to further align with the State Plan.
3. Provide comments and recommendations regarding State agency implementation of the State Plan including any applicable agency or program, as well as, make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.
4. 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.
 - a. There are no significant disagreements that would necessitate a negotiation session specific to Harmony.
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.
 - a. About half of the township is in the Highlands Preservation Area. The Planning Area is primarily zoned Residential, Residential-Historic Business Zone, Agricultural/Residential, Light Industrial/Office/Commercial, and Industrial.
6. Does the municipality and/or county have an open space plan? Open space tax?
 - a. They do not have an Open Space Plan, they do have an 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?
 - a. Harmony is a member.
8. Please indicate your community's three most important local and regional land use planning goals and priorities:
 - a. Preserve the rural quality of the community, ensure that new growth is compatible with the physical character of the township, ensure that housing is coordinated with environmental constraints and land capacity.
9. Please list the Negotiating Committee members:
 - a. Kelly Smith, clerk@harmonytyp-nj.gov.
10. Will your county require a translator at the public hearings? If so, please identify language:
 - a. No translator will be required.
11. Additional comment(s):
 - a. Harmony Township does not have any have sewer service, does not anticipate growth and will not be considering requesting a state plan area boundary change.

Harmony Cross-Acceptance Response Template

Harmony Planning Documents

Recent Documents	Do they have one?	Date adopted	Comments	Link
Master Plan	Yes			
Master Plan Reexamination Report	Yes	2004		
Official map pursuant to N.J.S.A. 55D-32	No			
Land Use map	No			
Zoning ordinance	Yes			https://ecode360.com/38587871#38587871
Zoning map & schedule	Yes	2009		https://d1ac2c.p3cdn1.secureserver.net/wp-content/uploads/2023/03/Zoning-Map-2020.pdf
Natural Resource inventory	Yes	2013		
Recreation and Open Space Inventory	Yes	2013		https://www.nj.gov/njhighlands/warren_county/harmony/muni_adopted/harmony_adopted_ERI.pdf
Redevelopment and/or rehabilitation plan	Yes	2012	River Road	https://d1ac2c.p3cdn1.secureserver.net/wp-content/uploads/2023/03/Adopted_Redevelopment_Plan_5-1-12.pdf
Resource protection ordinances	Yes			
Farmland Preservation/Agricultural Retention plan	Yes	2021		https://www.nj.gov/agriculture/sadc/documents/Comprehensive%20FP%20Plans/Harmony%20Township.pdf
Open Space Plan	No			
Open Space tax	Yes			

Harmony Cross-Acceptance Response Template

Sustainable Jersey membership	Yes			
Other environmental groups	No			

Harmony Cross-Acceptance Response Template

Harmony Planning Goals Comparison

Category	Sub Goals	Planning Goals	Assessment	Related Documents
EQUITY GOAL				
Equity	Equitably distribute the benefits and burdens flowing from implementation of the municipality/county plans	No mention	1/5- not planned for	
	Consider the demographic makeup of residents and deploy resources to reverse historic inequities			
CLIMATE CHANGE GOAL				
Climate Change	Assess the likely climate change impacts of the master plans' land use, circulation, and housing elements	"The RMP provides for the protection and enhancement of Highlands Lakes and their environs, including Highlands lake communities. The management of lands surrounding lakes is an important issue for the Highlands Region. Overdeveloped, damaged and poorly managed shore land areas can result in the degradation of water quality, harm the lake ecosystem, decrease natural aesthetic values, and cause an overall loss of property values for lake communities. Lakes can be harmed by	3/5	2013 Environmental Resource Inventory, Floodplain Management Ordinance, Stormwater Management Ordinance
	Encourage decarbonization and nature-based carbon sequestration			
Hazard mitigation & extreme heat	Use passive strategies to combat urban heat islands (i.e. light building materials, awnings, green roofs...)			
	Reduce the risk of uncontrolled wildfires through best management practices and selective burning			
	Undertake a regional development capacity analysis to determine the levels of growth that can			

Harmony Cross-Acceptance Response Template

Coastal areas & riverine corridors	be sustained in the coastal area while maintaining the functional integrity of coastal ecosystems	pollutant sources in the watershed area draining to them. Polluted lakes can, in turn, damage downstream streams and rivers. Most existing lake communities are fully built out, predate modern environmental protection requirements, and have limited potential for major land use changes. Some have sewer systems, but many rely on septic systems (or even cesspools) on inadequately sized lots, where direct contamination of the lakes is possible." 2013 ERI		
	Establish and follow a comprehensive, detailed, intergovernmental coastal management program that maximizes consistency with CAFRA, includes emergency response planning & mitigation, and includes results of the regional development capacity analysis			
	Protect vital ecological areas and coastal high-hazard areas through coastal maintenance and restoration programs			
	Conserve coastal water resources (ex: reduce water demand, prevent saltwater intrusion...) and protect coastal water quality (i.e. pollution controls)			
NATURAL AND WATER RESOURCES GOAL				
Habitat preservation	Utilize capital projects, redevelopment, brownfields, and municipality/county owned lands as opportunities to maximize habitat restoration	"Future development within the Highlands Region at densities consistent with smart growth principles will generally require access to public water supply utilities. A Public Community Water System is a public water system that pipes water for human consumption to at least either 15 service	2/5	2013 Environmental Resource Inventory, 2004 Master Plan
	Identify and protect critical habitats and habitats of resident or migratory threatened & endangered species			

Harmony Cross-Acceptance Response Template

	Steer new development away from environmentally sensitive areas	connections or one that regularly serves at least 25 year-round residents. They may be owned and operated by governmental entities (either as municipal operations or utility authorities) or investor-owned utilities. These community systems, whether their source consists of ground water or surface water withdrawals, may have the potential for inducing or supporting growth. The figure Public Community Water Systems Map in the RMP outlines their associated remaining capacity." 2013 ERI		
Agriculture & food production	Balance the Policy Objectives of the planning area while maintaining the viability of agriculture and agritourism in appropriate locations			
	Promote economic development and diversification of the agricultural industry through capital facilities, funding, tax & regulatory policies, and land use regulations			
	Encourage sustainable and profitable farming through agricultural best management practices and incorporating the water needs of the agricultural economy in water supply planning			
	Educate the state's residents on the economic and environmental value of sustainable agriculture			
Air quality	Ensure that both development and redevelopment will lead to the attainment of National Air Quality Standards (NAAQS).			
	Delineate all current hotspots ozone & carbon monoxide hotspots and take all appropriate measures to address those hotspots			
Water quality	Encourage watershed-based regional flood and stormwater management			
	Avoid new development in designated flood plains and implement federal flood hazard			

Harmony Cross-Acceptance Response Template

	reduction standards in areas subject to tidal flooding			
	Reduce water consumption/manage water consumption to avoid needing additional infrastructure			
	Manage development to avoid surface and groundwater degradation and convey stormwater to surface water bodies at a quantity, quality, and rate equal to that which would be achieved through natural processes			
	Coordinate state, regional, and local land use planning with the Statewide Water Supply Master Plan			
	Protect and enhance wetlands & other water-dependent ecosystems			
	Identify locally important aquifer recharge areas, wellheads, headwaters, reservoirs, and other sensitive surface water resource systems and manage activities in areas containing, or adjacent to, these systems			
	Use naturally functioning systems and nonstructural methods for stormwater management and flood control (Green Infrastructure) wherever practicable; otherwise design and construct adequate flood protection facilities			

Harmony Cross-Acceptance Response Template

PROTECT THE ENVIRONMENT, PREVENT AND CLEAN UP POLLUTION GOAL				
Brownfield Remediation	Give public resources and assistance priority to communities with well-thought-out brownfield redevelopment strategies	"Inclusion of contaminated sites in the Highland ERI provides a municipality with a large-scale perspective about its contaminated sites locations and the potential impact of the contamination regarding on-site or adjacent natural resources, neighborhoods and economic potential. Awareness of contaminated sites locations and details provides a municipality with additional planning tools in terms of natural resources protection and planning for future remedial actions. Contaminated sites associated with prior development may qualify as brownfields under the Highlands Act, and be eligible for formal designation as Highlands Redevelopment Areas by the Highlands Council." 2013 ERI	4/5	2013 Environmental Resource Inventory, 2004 Master Plan
	Plan, locate, and market redevelopment projects to capitalize on opportunities presented by brownfield sites and to coordinate community planning efforts with all levels of government			
Waste Management & Recycling	Promote multi-jurisdictional planning, design, and siting of waste management and disposal facilities and self-sufficiency in waste management			
	Decrease the size of the waste stream by reduction at the source, promotion of reusing materials, and development of markets for recycled goods			
	Remove hazardous wastes from the solid waste stream			
	Develop educational programs for residents			
PUBLIC FACILITIES /				

Harmony Cross-Acceptance Response Template

INFRASTRUCTURE GOAL				
Infrastructure Investment Priorities	The highest priority should be given to infrastructure projects and programs statewide that mitigate life-threatening situations and emergent threats to the public's health and safety,	"The existing transportation and transit features for the Region support the Land Use Capability Zone Map with the goal of better understanding the movement of people and goods, and the relationship of these features to the resources and land use conditions of the Region. The nature and extent of the regional and local roadway and transit features provide a framework for evaluating environmental resources that are potentially affected by the presence of these features. Such impacts could involve habitat features that are bisected by road or transit networks, for example, or habitat that surrounds these networks and should be evaluated when planning for future development and redevelopment activities." 2013 ERR	4/5	2013 Environmental Resource Inventory
	The second-highest priority should be given to maintenance, repair, and system preservation of infrastructure			
	Create functional plans which should include capital plans (i.e. schools, emergency response, community facilities), utilities and sewer system maintenance/installation that is in line with water quality goals			
	Coordinate infrastructure investments with those of surrounding and overlapping jurisdictions			
Mobility & equal Access	Provide greater accessibility to rail and bus transit systems/stops and improve mobility within neighborhoods			
	Complete intra- and inter-modal transportation linkages that capitalize on land use, economic development, density, employment opportunities, mass transit facilities, and opportunities to complete coverage of transit corridors			
	Emphasize the movement of people rather than the movement of vehicles by investing in public			

Harmony Cross-Acceptance Response Template

	transportation and prioritizing the needs of pedestrians and bicyclists			
	Establish a working partnership between transportation agencies, local governments and the private development community to strengthen the linkages between land use and transportation			
	Enhance the movement of goods throughout New Jersey by investing in a comprehensive network for regional and interstate commerce			
	Evaluate the positive and negative impacts of every transportation project on public health, natural & historic resources, air quality, energy use, and decarbonization particularly in underserved communities			
	Promote market-based incentives to alleviate congestion (congestion pricing) & utilize existing capacity (carpooling, public transit, telecommuting)			
	Make appropriate transportation investments that consider seasonal demands and tourism			
Clean Energy	Promote and encourage the development of and expanded use of environmentally sensitive, renewable energy resources and energy conversion processes that reduce the demand for fossil fuel consumption			
	Ensure that adequate energy capacity exists to meet statewide demands through conservation,			

Harmony Cross-Acceptance Response Template

	cogeneration and either facility additions or upgrades.			
	Promote the use of energy efficient transportation vehicles and systems, industrial processes, buildings and building systems			
Public Health	Lead abatement in older homes and drinking water infrastructure			
	Improving obesity outcomes through a physical planning framework that encourages active living choices, programs that address food deserts, and public education on health & wellness			
	Relocating air polluting facilities to more suitable locations, and / or mothballing them			
HOUSING GOAL				
Housing	Municipal master plans and development regulations should provide a reasonable balance between residential and other land uses, to achieve sensible ratios between housing and jobs, housing and retail, housing and open space, and housing and other uses; different housing types, to address the full range of housing needs and preferences (different age groups, income levels, mobility options, and lifestyles); and housing costs, with an emphasis on quality affordable housing, housing tenures, and residential arrangements.	"The Township proposes to establish and fund, if necessary, a housing rehabilitation program targeted at the rehabilitation of five (5) of the 15 remaining substandard housing units in Harmony which are occupied by low and moderate income households, according to COAH's calculations." 2004 MP	2/5	2004 Master Plan

Harmony Cross-Acceptance Response Template

	Encourage & support housing maintenance			
	Promote innovative public/private partnerships for housing development and redevelopment			
	Coordinate the siting of housing with the State Plan, the provision of community services, and employment opportunities			
	Prohibit discriminatory lending practices and promote and enforce fair lending practices			
	Encourage the adaptive reuse of obsolete commercial, industrial, and civic buildings for housing.			
ECONOMIC GROWTH GOAL				
Economic Development	Identify and target those economic sectors with the greatest growth potential and public benefit	<p>"Using recommendations outlined in the 2011 Economic Development Strategies report, Warren County municipalities, including Harmony Township, can investigate ways to expand and/or diversify into more profitable sectors to ensure sustainable agriculture practices and profitability. For each of the sectors, the 2011 report encourages farmers to continually seek new local, state, and interstate markets to strengthen</p>	3/5	2004 Master Plan
	Provide skills training, leadership counseling and training, and financial assistance, including microloans, to small business enterprises, with special targeting of women and minority groups.			
	Promote the retention and expansion of existing businesses, home-based businesses, the relocation of businesses from other states or abroad, and the creation of new businesses			
	Enhance domestic tourism			

Harmony Cross-Acceptance Response Template

	Provide support to the State's Main Streets, Special Improvement Districts, and Business Improvement Districts	market share. Harmony Township had 161 Farmland Assessment forms for 2017." 2021 FPP		
	Provide adequate capital facilities, whether publicly or privately owned or maintained, in line with capital plans to meet desired economic development objectives			
	Encourage the clustering of compatible industries in ways that reduce natural resource consumption and minimize industrial waste and pollution			
	Promote the creation and expansion of businesses that use raw materials from renewable sources including recyclable materials			
	Promote planning, investment, and maintenance of maritime facilities and public-use airports			
ARCHEOLOGICAL, HISTORIC, CULTURAL, SCENIC, OPEN SPACE, AND RECREATIONAL VALUE GOAL				
Scenic, Recreational & Open Space Resources	Coordinate regional, county, and municipal land use/open space plans with the State Open Space and Outdoor Recreation Plan	"The Highlands RMP identifies protection and preservation of the historic, cultural and archaeological	5/5- Open space preservation	2004 Master Plan, 2021 Farm

Harmony Cross-Acceptance Response Template

	Ensure that there are adequate indoor and outdoor recreational facilities	resources of the Highlands as a resource protection goal. In compliance with the directive of the Highlands Act, to assess the “scenic, aesthetic, cultural, historic, open space, farmland, and outdoor recreation resources of the region, together with a determination of overall policies required to maintain and enhance such resources;” the RMP requires every conforming municipality and county to include a historic preservation plan element as part of their local master plan." 2013 ERI	is extensively planned for.	Preservation Plan, 2013 ERI
	Connect large contiguous tracts of forest, grasslands, and other natural lands			
	Implement the New Jersey Trails Plan including rails-to-trails conversions and greenway systems			
	Where appropriate, promote and encourage the protection and enhancement of privately owned tracts of open space, wetlands, or forest lands,			
	Ensure that residents are no more than a 10-minute walk from open space			
	Map critical slopes, manage their character, and enforce strict development performance standards on critical slopes			
	Map & manage important forest resources and maintain & expand existing urban canopies			
Historic & Cultural Resources	Identification and protection of historic areas, historic sites, historic landscapes, archeological sites, and scenic corridors			
	Support museums, libraries, interpretive centers and archives, and other public buildings as repositories of past culture and showcases for contemporary culture			
REVITALIZATION GOAL				

Harmony Cross-Acceptance Response Template

Revitalizing & Recentering Older Centers and Underutilized Urbanized Areas	Correct the phenomenon of communities that exhibit Center-like features adopting inappropriate suburban models	"The properties in the redevelopment area are intended to be returned and/or repurposed to clean, productive, commercial and light industrial uses while respecting the rural character of the Township. To that end, planned redevelopment activities will incorporate creative design practices and green building technology; as well as open space preservation and enhancement efforts." 2012 RRRP	4/5	2012 River Road Redevelopment Plan, 2004 Master Plan
	Reinvestment should make areas less auto-oriented, more pedestrian-friendly, and more interconnected to improve mobility			
	Redevelopment plans should reintroduce Center-like features & beautify public spaces			
	Reverse interventions that have erased natural features and integrate any recoverable natural features into redevelopment			
SOUND AND INTEGRATED PLANNING GOAL				
Comprehensive Planning	Integrate planning with neighboring municipalities, the county, regional bodies, and statewide planning initiatives	Closely aligned with other municipal, regional and state planning documents.	5/5	2004 Master Plan
	Ensure that land use patterns encourage the goals of the state plan including reducing sprawl, improving walkability, mixing uses, and protecting natural features			
	Apply design principles to create and preserve spatially defined, visually appealing, and functionally efficient places in ways that establish a recognizable identity, create a distinct character, and maintain a human scale			

Knowlton Cross-Acceptance Response Template

Appendix I: Knowlton CART

1. Indicate which documents the municipality or county has and the dates of adoption:
 - a. X Most recent adopted Master Plan and any draft elements currently being considered:
 - b. X Master Plan Reexamination Report(s)
 - c. X Official Map pursuant to N.J.S.A. 55D-32
 - d. X Land use map
 - e. X Zoning Ordinance and other land development standards
 - f. X Zoning map and schedule
 - g. X Natural Resource Inventory
 - h. X Recreation and Open Space Inventory (ROSI)
 - i. ☐ Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL)
 - j. ☐ Resource protection ordinances
 - k. X Farmland Preservation/Agricultural Retention Plan
 - l. ☐ 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.
 - a. Economic Development- High consistency
 - b. Housing- High consistency
 - c. Infrastructure- High consistency
 - d. Revitalization and Recentering- Medium consistency
 - e. Climate Change- Low consistency
 - f. Natural and Water Resources- High consistency
 - g. Pollution and Environmental Cleanup- Low consistency
 - h. Historic and Scenic Resources- High consistency
 - i. Equity- High consistency
 - j. Sound and Integrated Planning- High Consistency
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 next Master Plan Reexamination may provide for measures that address climate change and economic development.
4. How well do the designated State Planning Areas suit the current and future development of your municipality?
 - a. No areas of disagreement have been identified.

Knowlton 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.
 - a. The goals and recommendations in the State Plan should continue to provide avenues for the enhancement and protection of the Town's and State's agricultural land.
2. Provide a detailed explanation of how municipal plans will be modified in order to create a greater degree of consistency.
 - a. The Master Plan Reexamination may bring Knowlton's planning goals in closer alignment to the State Plan.
3. Provide comments and recommendations regarding State agency implementation of the State Plan including any applicable agency or program, as well as, make recommendations as to possible revisions to those plans or programs that would enhance State Plan implementation at all levels of government.
 - a. Grant funding opportunities should be made available to implement the goals and priorities outlined in 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.
 - a. No negotiating items.
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.
 - a. No areas identified.
6. Does the municipality and/or county have an open space plan? Open space tax?
 - a. The municipality has both.
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?
 - a. Member.
8. Please indicate your community's three most important local and regional land use planning goals and priorities:
 - a. Minimize the visual impact of development, retain the rural nature of the township, and minimize site disturbance by development.
9. Please list the Negotiating Committee members:
10. Will your county require a translator at the public hearings? If so, please identify language:
 - a. No.

Knowlton Cross-Acceptance Response Template

11. Additional comment(s):

Knowlton Cross-Acceptance Response Template

Knowlton Planning Documents

Recent Documents	Do they have one?	Date of adoption	Comments	Link
Master Plan	Yes	1984		
Master Plan Revision	Yes	1991		
Master Plan Reexamination Report	Yes	1997		
Master Plan Reexamination Report	Yes	1999		
Master Plan Reexamination Report	Yes	2003		
Master Plan Reexamination Report	Yes	2009		
Master Plan Reexamination Report	Yes	2020		https://knowlton-nj.com/wp-content/uploads/2023/01/Knowlton-Reexamination-Report-Adopted-09-22-2020.pdf
Official map pursuant to N.J.S.A. 55D-32	Yes			
Land Use map	Yes	2003		
Housing Element and Fair Share Plan	Yes	2019		
Zoning ordinance	Yes	2022		https://ecode360.com/29584042#29584042
Zoning map & schedule	Yes	2002		https://ecode360.com/attachment/KN1730/KN1730-011a%20Zoning%20Map.pdf
Natural Resource inventory	Yes	2002		https://ecode360.com/attachment/KN1730/KN1730-011a%20Zoning%20Map.pdf
Recreation and Open Space Inventory	Yes	2022		https://knowlton-nj.com/wp-content/uploads/2023/01/openspacemap.pdf
Redevelopment and/or rehabilitation plan	No			
Resource protection ordinances	No			
Farmland Preservation/Agricultural Retention plan	Yes	2021		https://www.nj.gov/agriculture/sadc/documents/Comprehensive%20FP%20Plans/Knowlton-Farm%20Plan%20Update-11.03.21-final%20(3).pdf

Knowlton Cross-Acceptance Response Template

Open Space Plan	Yes	2022		
Open Space tax	Yes			
Sustainable Jersey membership	Yes			
Other environmental groups	No			

Knowlton Cross-Acceptance Response Template

Knowlton Planning Goals Comparison

Category	Sub Goals	Planning Goals	Assessment	Related Documents
EQUITY GOAL				
Equity	Equitably distribute the benefits and burdens flowing from implementation of the municipality/county plans	Not mentioned	1/5 - not planned for	
	Consider the demographic makeup of residents and deploy resources to reverse historic inequities			
CLIMATE CHANGE GOAL				
Climate Change	Assess the likely climate change impacts of the master plans' land use, circulation, and housing elements	Not mentioned	1/5 - not planned for	
	Encourage decarbonization and nature-based carbon sequestration			
Hazard mitigation & extreme heat	Use passive strategies to combat urban heat islands (i.e. light building materials, awnings, green roofs...)			
	Reduce the risk of uncontrolled wildfires through best management practices and selective burning			
Coastal areas & riverine corridors	Undertake a regional development capacity analysis to determine the levels of growth that can be sustained in the coastal area while	Not mentioned	1/5 - not planned for	

Knowlton Cross-Acceptance Response Template

	<p>maintaining the functional integrity of coastal ecosystems</p> <p>Establish and follow a comprehensive, detailed, intergovernmental coastal management program that maximizes consistency with CAFRA, includes emergency response planning & mitigation, and includes results of the regional development capacity analysis</p> <p>Protect vital ecological areas and coastal high-hazard areas through coastal maintenance and restoration programs</p> <p>Conserve coastal water resources (ex: reduce water demand, prevent saltwater intrusion...) and protect coastal water quality (i.e. pollution controls)</p>			
NATURAL AND WATER RESOURCES GOAL				
Habitat preservation	<p>Utilize capital projects, redevelopment, brownfields, and municipality/county owned lands as opportunities to maximize habitat restoration</p> <p>Identify and protect critical habitats and habitats of resident or</p>	"Conservation and Natural Resource Objectives: protect natural and environmental resources including floodplains, wetlands, steep slopes, and aquifer recharge areas and	4/5 - Most of these elements are addressed in the planning documents, but could be strengthened with more planning directed at water quality.	2003 Land Use Plan, Farmland Preservation Plan

Knowlton Cross-Acceptance Response Template

	migratory threatened & endangered species	areas suitable for public and quasi-public recreational activities ...		
	Steer new development away from environmentally sensitive areas	identify and preserve environmentally sensitive areas in the Township ...		
Agriculture & food production	Balance the Policy Objectives of the planning area while maintaining the viability of agriculture and agritourism in appropriate locations	encourage the use of conservation easements on environmentally sensitive lands in private ownership to minimize future disturbance ... conserve wooded rights-of-way and institute a tree planting program ... retain water quality and quantity ...		
	Promote economic development and diversification of the agricultural industry through capital facilities, funding, tax & regulatory policies, and land use regulations	minimize development impact on wildlife ... encourage the preservation and enhancement of wildlife habitat .. Preserve open space consistent with the Township's rural character ... provide and maintain contiguous open space." 2003 Land Use Plan		
	Encourage sustainable and profitable farming through agricultural best management practices and incorporating the water needs of the agricultural economy in water supply planning			
	Educate the state's residents on the economic and environmental value of sustainable agriculture			
Air quality	Ensure that both development and redevelopment will lead to the attainment of National Air Quality Standards (NAAQS).			
	Delineate all current hotspots ozone & carbon monoxide hotspots			

Knowlton Cross-Acceptance Response Template

	and take all appropriate measures to address those hotspots			
Water quality	Encourage watershed-based regional flood and stormwater management			
	Avoid new development in designated flood plains and implement federal flood hazard reduction standards in areas subject to tidal flooding			
	Reduce water consumption/manage water consumption to avoid needing additional infrastructure			
	Manage development to avoid surface and groundwater degradation and convey stormwater to surface water bodies at a quantity, quality, and rate equal to that which would be achieved through natural processes			
	Coordinate state, regional, and local land use planning with the Statewide Water Supply Master Plan			
	Protect and enhance wetlands & other water-dependent ecosystems			
	Identify locally important aquifer recharge areas, wellheads, headwaters, reservoirs, and other sensitive surface water resource			

Knowlton Cross-Acceptance Response Template

	<p>systems and manage activities in areas containing, or adjacent to, these systems</p> <p>Use naturally functioning systems and nonstructural methods for stormwater management and flood control (Green Infrastructure) wherever practicable; otherwise design and construct adequate flood protection facilities</p>			
PROTECT THE ENVIRONMENT, PREVENT AND CLEAN UP POLLUTION GOAL				
	<p>Give public resources and assistance priority to communities with well-thought-out brownfield redevelopment strategies</p> <p>Plan, locate, and market redevelopment projects to capitalize on opportunities presented by brownfield sites and to coordinate community planning efforts with all levels of government</p>			
Brownfield Remediation				
Waste Management & Recycling	Promote multi-jurisdictional planning, design, and siting of waste management and disposal facilities and self-sufficiency in waste management	Not mentioned	1/5 - not planned for	

Knowlton Cross-Acceptance Response Template

	<p>Decrease the size of the waste stream by reduction at the source, promotion of reusing materials, and development of markets for recycled goods</p> <p>Remove hazardous wastes from the solid waste stream</p> <p>Develop educational programs for residents</p>			
PUBLIC FACILITIES / INFRASTRUCTURE GOAL				
Infrastructure Investment Priorities	<p>The highest priority should be given to infrastructure projects and programs statewide that mitigate life-threatening situations and emergent threats to the public's health and safety,</p> <p>The second-highest priority should be given to maintenance, repair, and system preservation of infrastructure</p> <p>Create functional plans which should include capital plans (i.e. schools, emergency response, community facilities), utilities and sewer system maintenance/installation that is in line with water quality goals</p> <p>Coordinate infrastructure investments with those of</p>	<p>"Community Facilities Objectives: continue to review the needs of community facilities to determine the need for replacement or additions including, but not limited to: schools, fire substations, police station, highway department and recreational facilities."; "there does not appear to be a pressing need for any additional community facilities at this time. It is recommended that residential development activity be monitored closely over the next ten</p>	<p>4/5 - substantial planning with regards to the potential need for infrastructure (largely not relevant at the moment as infrastructure meets current needs) - planning for clean energy with regards to solar/photovoltaic power specifically - no planning for equal access mobility.</p>	<p>2003 Land Use Plan, 2020 MPR</p>

Knowlton Cross-Acceptance Response Template

	surrounding and overlapping jurisdictions	years. If there is a boom in development, a Community Facilities Element of the Master Plan should be prepared to ensure that there is a plan in place to accommodate the anticipated growth in population." 2003 Land Use Plan, 2020 MPR		
Mobility & equal Access	Provide greater accessibility to rail and bus transit systems/stops and improve mobility within neighborhoods	The Township passed ordinances and regulations relating to major and minor solar and photovoltaic clean energy production, permitting it with some limitations and identifying it as a desirable clean energy source. It has yet to address wind, geothermal, or other renewable energy resources.		
	Complete intra- and inter-modal transportation linkages that capitalize on land use, economic development, density, employment opportunities, mass transit facilities, and opportunities to complete coverage of transit corridors			
	Emphasize the movement of people rather than the movement of vehicles by investing in public transportation and prioritizing the needs of pedestrians and bicyclists			
	Establish a working partnership between transportation agencies, local governments and the private development community to strengthen the linkages between land use and transportation			
	Enhance the movement of goods throughout New Jersey by investing in a comprehensive network for regional and interstate commerce			

Knowlton Cross-Acceptance Response Template

	Evaluate the positive and negative impacts of every transportation project on public health, natural & historic resources, air quality, energy use, and decarbonization particularly in underserved communities			
	Promote market-based incentives to alleviate congestion (congestion pricing) & utilize existing capacity (carpooling, public transit, telecommuting)			
	Make appropriate transportation investments that consider seasonal demands and tourism			
Clean Energy	Promote and encourage the development of and expanded use of environmentally sensitive, renewable energy resources and energy conversion processes that reduce the demand for fossil fuel consumption			
	Ensure that adequate energy capacity exists to meet statewide demands through conservation, cogeneration and either facility additions or upgrades.			
	Promote the use of energy efficient transportation vehicles and systems, industrial processes, buildings and building systems			

Knowlton Cross-Acceptance Response Template

Public Health	Lead abatement in older homes and drinking water infrastructure			
	Improving obesity outcomes through a physical planning framework that encourages active living choices, programs that address food deserts, and public education on health & wellness			
	Relocating air polluting facilities to more suitable locations, and / or mothballing them			
HOUSING GOAL				
Housing	Municipal master plans and development regulations should provide a reasonable balance between residential and other land uses, to achieve sensible ratios between housing and jobs, housing and retail, housing and open space, and housing and other uses; different housing types, to address the full range of housing needs and preferences (different age groups, income levels, mobility options, and lifestyles); and housing costs, with an emphasis on quality affordable housing, housing tenures, and residential arrangements.	"Residential Objectives: Minimize the visual impact of development in the Township ... retain Knowlton's rural features ... minimize site disturbance by development ... retain the Township's woodland features ... minimize the impact of development on community facilities ... concentrate new community facilities in areas suitable for higher intensity development ... minimize impacts of development on the Township's road network ... promote a desirable visual	4/5 - the Fair Share Plan details how the Township plans to meet its affordable housing needs, but there is limited housing planning towards the other elements specified.	2003 Land Use Plan, 2019 Housing Element and Fair Share Plan
	Encourage & support housing maintenance			

Knowlton Cross-Acceptance Response Template

	<p>Promote innovative public/private partnerships for housing development and redevelopment</p> <p>Coordinate the siting of housing with the State Plan, the provision of community services, and employment opportunities</p> <p>Prohibit discriminatory lending practices and promote and enforce fair lending practices</p> <p>Encourage the adaptive reuse of obsolete commercial, industrial, and civic buildings for housing.</p>	<p>environment ... increase housing opportunities for senior citizens ... improve the quality of neighborhood business areas ... recognize the Township's role as a rural community." 2003 Land Use Plan</p> <p>The Fair Share Plan details several elements to meet the housing need.</p>		
ECONOMIC GROWTH GOAL				
Economic Development	<p>Identify and target those economic sectors with the greatest growth potential and public benefit</p> <p>Provide skills training, leadership counseling and training, and financial assistance, including microloans, to small business enterprises, with special targeting of women and minority groups.</p> <p>Promote the retention and expansion of existing businesses, home-based businesses, the relocation of businesses from other states or abroad, and the creation of new businesses</p> <p>Enhance domestic tourism</p>	<p>"Commercial Objectives: provide for a range of commercial activities in appropriate locations where the circulation, utility, and community services are best suited to handle these higher intensity uses ... promote the development of commercial areas that are attractive from the public rights-of-way, which protect adjacent residential areas through the use of landscaped buffers." 2003 Land Use Plan</p>	<p>4/5 - fairly clear commercial economic objectives with specific strategies identified, but no planning for sustainability.</p>	<p>2003 Land Use Plan, 2020 MPR</p>

Knowlton Cross-Acceptance Response Template

	<p>Provide support to the State's Main Streets, Special Improvement Districts, and Business Improvement Districts</p> <p>Provide adequate capital facilities, whether publicly or privately owned or maintained, in line with capital plans to meet desired economic development objectives</p> <p>Encourage the clustering of compatible industries in ways that reduce natural resource consumption and minimize industrial waste and pollution</p> <p>Promote the creation and expansion of businesses that use raw materials from renewable sources including recyclable materials</p> <p>Promote planning, investment, and maintenance of maritime facilities and public-use airports</p>	The 2020 MPR identifies eco-tourism as a potential sector to expand into, with a focus on certain areas that could be developed for that purpose.		
ARCHEOLOGICAL, HISTORIC, CULTURAL, SCENIC, OPEN SPACE, AND RECREATIONAL VALUE GOAL				
Scenic, Recreational & Open Space Resources	Coordinate regional, county, and municipal land use/open space	"Parks and Open Space Objectives: identify as	5/5 - these elements are extensively planned for.	2003 Land Use Plan

Knowlton Cross-Acceptance Response Template

	<p>plans with the State Open Space and Outdoor Recreation Plan</p> <p>Ensure that there are adequate indoor and outdoor recreational facilities</p> <p>Connect large contiguous tracts of forest, grasslands, and other natural lands</p> <p>Implement the New Jersey Trails Plan including rails-to-trails conversions and greenway systems</p> <p>Where appropriate, promote and encourage the protection and enhancement of privately owned tracts of open space, wetlands, or forest lands,</p> <p>Ensure that residents are no more than a 10-minute walk from open space</p> <p>Map critical slopes, manage their character, and enforce strict development performance standards on critical slopes</p> <p>Map & manage important forest resources and maintain & expand existing urban canopies</p>	<p>open space/recreation certain public and private lands that serve as open space, buffers, streetscape or vistas; and/or are in a strategic location as it relates to existing parks and recreation ... preserve and enhance park and recreation facilities, where appropriate, within the Township to meet the needs and demands of present and future residents ... create physical trail linkages, where feasible, between Township parks and the County, Federal, and State park system and community facilities and existing trail systems."</p> <p>2003 Land Use Plan</p> <p>"Historic Objectives: recognize and preserve the historic character of the Township ... explore incentives to encourage the maintenance and restoration of historically</p>		
Historic & Cultural Resources	<p>Identification and protection of historic areas, historic sites, historic landscapes, archeological sites, and scenic corridors</p>			

Knowlton Cross-Acceptance Response Template

	Support museums, libraries, interpretive centers and archives, and other public buildings as repositories of past culture and showcases for contemporary culture	notable buildings ... encourage the preservation of historic buildings and landmarks that are significant to Knowlton's past." 2003 Land Use Plan		
REVITALIZATION GOAL				
Revitalizing & Recentering Older Centers and Underutilized Urbanized Areas	Correct the phenomenon of communities that exhibit Center-like features adopting inappropriate suburban models	The 2020 MPR identifies the Columbia area as in need of redevelopment, and recommends a Redevelopment Plan designed to encourage low-medium intensity commercial and residential uses.	3/5 - largely not relevant but for Columbia a need and recommendation has been specified but no plan has been produced.	2020 MPR
	Reinvestment should make areas less auto-oriented, more pedestrian-friendly, and more interconnected to improve mobility			
	Redevelopment plans should reintroduce Center-like features & beautify public spaces			
	Reverse interventions that have erased natural features and integrate any recoverable natural features into redevelopment			
SOUND AND INTEGRATED PLANNING GOAL				
Comprehensive Planning	Integrate planning with neighboring municipalities, the county, regional bodies, and statewide planning initiatives	Several planning documents identify working with the state and regional plans as an	5/5 - discussion of how to comply with broader planning efforts in the planning documents, and a	2020 MPR

Knowlton Cross-Acceptance Response Template

	Ensure that land use patterns encourage the goals of the state plan including reducing sprawl, improving walkability, mixing uses, and protecting natural features	important goal. There is a strong emphasis on a unique physical design to the county overall.	very clear spatial identity emphasis.	
	Apply design principles to create and preserve spatially defined, visually appealing, and functionally efficient places in ways that establish a recognizable identity, create a distinct character, and maintain a human scale			

Mansfield Cross-Acceptance Response Template

Appendix J: Mansfield CART

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: **1999 Master Plan**
 - b. ☒ Master Plan Reexamination Report(s): **Reexams from 2021, 2018, 2008, and 2001**
 - c. ☐ Official Map pursuant to N.J.S.A. 55D-32
 - d. ☒ Land use map: **Part of the 1999 Master Plan**
 - e. ☒ Zoning Ordinance and other land development standards: **Adopted in 1983 with amendments in 1985 and 1987 with various specific amendments throughout the years**
 - f. ☒ Zoning map and schedule: **Adopted January 1979 and Revised March 2010**
 - g. ☒ Natural Resource Inventory
 - h. ☒ Recreation and Open Space Inventory (ROSI)
 - i. ☐ Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL)
 - j. ☒ Resource protection ordinances
 - k. ☐ Farmland Preservation/Agricultural Retention Plan
 - l. ☒ Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, Capital Improvement Plan): **2007 Wastewater Management Plan, 2024 Stormwater Pollution Plan, 2021 Warren County Multi-Jurisdictional Hazard Mitigation 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.
 - a. Economic Development- High consistency
 - b. Housing- High consistency
 - c. Infrastructure- Low consistency
 - d. Revitalization and Recentering- Medium consistency
 - e. Climate Change- High consistency
 - f. Natural and Water Resources- High consistency
 - g. Pollution and Environmental Cleanup- High consistency
 - h. Historic and Scenic Resources- High consistency
 - i. Equity- High consistency
 - j. Sound and Integrated Planning- Medium Consistency
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. Housing- Mansfield is focused on preserving the important natural and cultural resources within the Township, including farmland and open space, environmentally sensitive areas, and the rural character of the Township, while

Mansfield Cross-Acceptance Response Template

seeking opportunities for growth that align with the existing character. The Township is currently in the midst of preparing a Housing Plan to address the affordable housing obligations, while seeking to maintain the rural character of the Township. The current pressure to develop the state with more housing to meet these affordable housing obligations seems to be in conflict with many of the goals of preserving the rural environment.

- b. Infrastructure- Mansfield is a predominantly rural community with pockets of development and thus is mostly vehicle centric. However, sidewalks are provided in most of the clustered developed pockets. The Warren Heritage Byway Corridor Management Plan (WHBCMP) provides recommendations of development and scenic enhancement for the natural areas around Route 57, which passes through the Township.
 - c. Revitalization and Recentering- Mansfield does not have any center or downtown area due to its low-density development pattern. The Township is also mostly preserved land, accounting for approximately 22 percent of Mansfield (4,188 acres). However there is a portion of the Township that is recommended for Node classification as it contains a concentration of facilities and activities.
 - d. Sound and Integrated Planning- The Township continues to reexamine the Master Plan to ensure community and development needs are being met.
4. How well do the designated State Planning Areas suit the current and future development of your municipality?
- a. The existing State Planning Areas make sense for the Township. There is a section in the eastern portion of the Township that can be designated as a node and the sewer service area should be changed to PA3.

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.
 - a. Mansfield values agriculture preservation. The goals and recommendations in the State Plan should continue to provide avenues for the enhancement and protection of the Town's and State's agricultural land.
- 2. Provide a detailed explanation of how municipal plans will be modified in order to create a greater degree of consistency.
 - a. The Town's documents are consistent with the State Plan. The documents currently in draft format (Housing Element and Fair Share Plan) are working towards consistency with the State.
- 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.
 - a. Grant funding opportunities should be made available to implement the goals and

Mansfield Cross-Acceptance Response Template

priorities outlined in 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.
 - a. Warren 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.
 - a. Mansfield is heavily dependent on automobiles for transportation due to the low density of the area and lack of public transit options. The remaining farmland and open spaces parcels should be preserved to prevent further sprawl. Areas along the Musconetcong River, Pohatcong Creek, Hanes Brook, and Trout Brook are within the flood plain.
6. Does the municipality and/or county have an open space plan? Open space tax?
 - a. Yes, 2018 Warren County 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?
 - a. Mansfield is a member of Sustainable New Jersey and has both an Environmental Commission and Green Team as well as an Open Space, Recreation and Farmland and Historic Preservation Committee.
8. Please indicate your community's three most important local and regional land use planning goals and priorities:
 - a. Agricultural Preservation, Environmental Protection, and Community Facilities and Recreation.
9. Please list the Negotiating Committee members:
 - a. Warren County is the Negotiating Entity.
10. Will your county require a translator at the public hearings? If so, please identify language:
 - a. No translator will be required.
11. Additional comment(s):

Mansfield Cross-Acceptance Response Template

Mansfield Planning Documents

Recent Documents	Do they have one?	Date of adoption	Comments	Link
Master Plan	Yes	1999		https://www.mansfieldtownship-nj.gov/images/Master%20Plan%201999.pdf
Master Plan Reexamination Report	Yes	2001		https://www.mansfieldtownship-nj.gov/images/Master%20Plan%202001.pdf
Master Plan Reexamination Report	Yes	2008		https://www.mansfieldtownship-nj.gov/images/Master%20Plan%202008.pdf
Master Plan Reexamination Report	Yes	2018		https://www.mansfieldtownship-nj.gov/images/2018%20Master%20Plan%20Reexam-1.pdf
Master Plan Reexamination Report	Yes	2021		https://www.mansfieldtownship-nj.gov/images/Committee_Meetings/Planning_Board/Master_Plan_Reexamination_Report_revised_2021.pdf
Official map pursuant to N.J.S.A. 55D-32	Yes			
Land Use map	Yes	1999		https://www.mansfieldtownship-nj.gov/images/Master%20Plan%201999.pdf
Zoning ordinance	Yes	2021		https://ecode360.com/13100536#13100536
Zoning map & schedule	Yes	2010		https://www.mansfieldtownship-nj.gov/images/98.pdf
Natural Resource inventory	Yes	2006		http://www.mansfieldtownship-nj.gov/images/2006%20NRI%20REPORT.pdf
Recreation and Open Space Inventory	No			
Redevelopment and/or rehabilitation plan	No			
Resource protection ordinances	Yes			
Stormwater Pollution Prevention Plan	Yes	2016		http://www.mansfieldtownship-nj.gov/images/sppp%202016.pdf
Farmland Preservation/Agricultural Retention plan	No			
Open Space Plan	No			

Mansfield Cross-Acceptance Response Template

Open Space tax	Yes			
Sustainable Jersey membership	Yes			
Other environmental groups	No			

Mansfield Planning Goals Comparison

Category	Sub Goals	Planning Goals	Assessment	Related Documents
EQUITY GOAL				
Equity	Equitably distribute the benefits and burdens flowing from implementation of the municipality/county plans	No mention	1/5 - not planned for	
	Consider the demographic makeup of residents and deploy resources to reverse historic inequities			
CLIMATE CHANGE GOAL				
Climate Change	Assess the likely climate change impacts of the master plans' land use, circulation, and housing elements	No mention	1/5 - not planned for	

Mansfield Cross-Acceptance Response Template

	Encourage decarbonization and nature-based carbon sequestration			
Hazard mitigation & extreme heat	Use passive strategies to combat urban heat islands (i.e. light building materials, awnings, green roofs...)			
	Reduce the risk of uncontrolled wildfires through best management practices and selective burning			
Coastal areas & riverine corridors	Undertake a regional development capacity analysis to determine the levels of growth that can be sustained in the coastal area while maintaining the functional integrity of coastal ecosystems			
	Establish and follow a comprehensive, detailed, intergovernmental coastal management program that maximizes consistency with CAFRA, includes			

Mansfield Cross-Acceptance Response Template

	emergency response planning & mitigation, and includes results of the regional development capacity analysis			
	Protect vital ecological areas and coastal high-hazard areas through coastal maintenance and restoration programs			
	Conserve coastal water resources (ex: reduce water demand, prevent saltwater intrusion...) and protect coastal water quality (i.e. pollution controls)			
NATURAL AND WATER RESOURCES GOAL				
Habitat preservation	Utilize capital projects, redevelopment, brownfields, and municipality/county owned lands as opportunities to maximize habitat restoration	"Preserve active farmlands and encourage their continued viability which recognizes that farming is an integral component of the economy of the Township and the region ... manage growth and development in agricultural areas such that the best agricultural soils should be permanently preserved for farming and development should occur first on the least usable agricultural soils ... encourage and coordinate local agricultural land use preservation with the programs of the state and	5/5 - extensive and thorough planning in line with the state planning goals.	2021 MPR
	Identify and protect critical habitats and habitats of resident or			

Mansfield Cross-Acceptance Response Template

	migratory threatened & endangered species	<p>county and with adjoining municipalities." 2021 MPR</p> <p>"Protect environmentally sensitive areas, preserve the natural environment, and ensure a compatible balance between economic and environmental interests ... protect environmentally critical areas from development by preventing encroachment on sensitive areas such as wetlands, 100-year flood plains, and steep slopes in excess of 25% ... continue to require new development to observe rigorous performance standards to minimize adverse environmental impacts ... relate development standards and the permitted intensity of land use to the carrying capacity of the soil and water supply with the objective to preserve natural features ... ensure that development respects the conditions of the site, including limited water supply and restricted potential for wastewater disposal, which are the result of the soils and geology native to the Township." 2021 MPR</p> <p>The Township has a Stormwater Management Plan, Stormwater Control Ordinance, and Stormwater Pollution Prevention Plan</p>		
	Steer new development away from environmentally sensitive areas			
	Balance the Policy Objectives of the planning area while maintaining the viability of agriculture and agritourism in appropriate locations			
	Promote economic development and diversification of the agricultural industry through capital facilities, funding, tax & regulatory policies, and land use regulations			
Agriculture & food production	Encourage sustainable and profitable farming through agricultural best management practices and incorporating the water needs of the agricultural economy in water supply planning			

Mansfield Cross-Acceptance Response Template

	Educate the state’s residents on the economic and environmental value of sustainable agriculture			
Air quality	Ensure that both development and redevelopment will lead to the attainment of National Air Quality Standards (NAAQS).			
	Delineate all current hotspots ozone & carbon monoxide hotpots and take all appropriate measures to address those hotspots			
Water quality	Encourage watershed-based regional flood and stormwater management			
	Avoid new development in designated flood plains and implement federal flood hazard reduction standards in areas subject to tidal flooding			
	Reduce water consumption/manage water consumption to			

Mansfield Cross-Acceptance Response Template

	<div>avoid needing additional infrastructure</div> <div>Manage development to avoid surface and groundwater degradation and convey stormwater to surface water bodies at a quantity, quality, and rate equal to that which would be achieved through natural processes</div> <div>Coordinate state, regional, and local land use planning with the Statewide Water Supply Master Plan</div> <div>Protect and enhance wetlands & other water-dependent ecosystems</div> <div>Identify locally important aquifer recharge areas, wellheads, headwaters, reservoirs, and other sensitive surface water resource systems and manage activities in areas containing, or</div>			
--	--	--	--	--

Mansfield Cross-Acceptance Response Template

	adjacent to, these systems			
	Use naturally functioning systems and nonstructural methods for stormwater management and flood control (Green Infrastructure) wherever practicable; otherwise design and construct adequate flood protection facilities			
PROTECT THE ENVIRONMENT, PREVENT AND CLEAN UP POLLUTION GOAL				
Brownfield Remediation	Give public resources and assistance priority to communities with well-thought-out brownfield redevelopment strategies			
	Plan, locate, and market redevelopment projects to capitalize on opportunities presented by brownfield sites and to coordinate community planning			
		Not mentioned	1/5 - not planned for	

Mansfield Cross-Acceptance Response Template

	efforts with all levels of government			
Waste Management & Recycling	Promote multi-jurisdictional planning, design, and siting of waste management and disposal facilities and self-sufficiency in waste management			
	Decrease the size of the waste stream by reduction at the source, promotion of reusing materials, and development of markets for recycled goods			
	Remove hazardous wastes from the solid waste stream			
	Develop educational programs for residents			
PUBLIC FACILITIES / INFRASTRUCTURE GOAL				
Infrastructure Investment Priorities	The highest priority should be given to infrastructure projects and programs statewide that mitigate life-threatening situations and emergent threats to	"To encourage the design of transportation routes and traffic controls to promote the free and coordinated flow of traffic and discourage facilities and routes which would result in congestion or blight ... protect the Township's rural road system by restricting more intense development and regional traffic to County and	4/5 - thorough planning with regards to most of the state planning goals, but nothing with regards to clean energy and other similar	2021 MPR

Mansfield Cross-Acceptance Response Template

	the public's health and safety,	<p>collector roads. Planning for future development should recognize the constraints of existing narrow roads with their vertical and horizontal curves, which have limited capacity to handle increased traffic." 2021 MPR</p> <p>"Ensure that more intensive development occurs in areas where public sewer and water supply exists or may be easily extended in a limited fashion ... discourage water and sewer improvements which would increase growth pressures in rural and agricultural areas ... ensure that new lower-density development areas outside of the public sewer service area adhere to strict environmental performance standards prior to development approvals and follow sound septic system management techniques to assure high levels of ground water and stream quality ... ensure that the higher density development areas are adequately served by public water, sewers, stormwater drainage and other utility systems in an economic and coordinated manner." 2021 MPR</p>	infrastructural investments.	
	The second-highest priority should be given to maintenance, repair, and system preservation of infrastructure			
	Create functional plans which should include capital plans (i.e. schools, emergency response, community facilities), utilities and sewer system maintenance/installation that is in line with water quality goals			
	Coordinate infrastructure investments with those of surrounding and overlapping jurisdictions			
Mobility & equal Access	Provide greater accessibility to rail and bus transit systems/stops and improve mobility within neighborhoods	<p>"Ensure the recycling of materials within the Township in compliance with the New Jersey Mandatory Source Separation and Recycling Act of 1987 ... establish and enforce Township regulation on the recycling of recyclable materials ... continue to provide for the collection of recyclable materials and increase the types of</p>		
	Complete intra- and inter-modal			

Mansfield Cross-Acceptance Response Template

	transportation linkages that capitalize on land use, economic development, density, employment opportunities, mass transit facilities, and opportunities to complete coverage of transit corridors	items to be collected as circumstances allow." 2021 MPR		
	Emphasize the movement of people rather than the movement of vehicles by investing in public transportation and prioritizing the needs of pedestrians and bicyclists			
	Establish a working partnership between transportation agencies, local governments and the private development community to strengthen the linkages between land use and transportation			
	Enhance the movement of goods throughout New Jersey by			

Mansfield Cross-Acceptance Response Template

	investing in a comprehensive network for regional and interstate commerce			
	Evaluate the positive and negative impacts of every transportation project on public health, natural & historic resources, air quality, energy use, and decarbonization particularly in underserved communities			
	Promote market-based incentives to alleviate congestion (congestion pricing) & utilize existing capacity (carpooling, public transit, telecommuting)			
	Make appropriate transportation investments that consider seasonal demands and tourism			
Clean Energy	Promote and encourage the development of and expanded use of environmentally			

Mansfield Cross-Acceptance Response Template

	sensitive, renewable energy resources and energy conversion processes that reduce the demand for fossil fuel consumption			
	Ensure that adequate energy capacity exists to meet statewide demands through conservation, cogeneration and either facility additions or upgrades.			
	Promote the use of energy efficient transportation vehicles and systems, industrial processes, buildings and building systems			
Public Health	Lead abatement in older homes and drinking water infrastructure			
	Improving obesity outcomes through a physical planning framework that encourages active living choices, programs that address food deserts,			

Mansfield Cross-Acceptance Response Template

	and public education on health & wellness			
	Relocating air polluting facilities to more suitable locations, and / or mothballing them			
HOUSING GOAL				
Housing	Municipal master plans and development regulations should provide a reasonable balance between residential and other land uses, to achieve sensible ratios between housing and jobs, housing and retail, housing and open space, and housing and other uses; different housing types, to address the full range of housing needs and preferences (different age groups, income levels, mobility options, and lifestyles); and housing costs, with an emphasis on quality affordable housing, housing tenures, and	"Preserve the existing housing stock and provide the opportunity for the development of a wider variety of housing types to meet the needs of different income and age levels, family compositions and life styles ... encourage residential clustering that maximizes the amount of common open space to be achieved ... continue to meet the Township's Mt. Laurel affordable housing obligation through the rehabilitation of substandard housing units." 2021 MPR	3/5 - planning for housing, but not much in the way of planning in terms of the "equity" housing planning elements of the State Plan	2021 MPR

Mansfield Cross-Acceptance Response Template

	residential arrangements.			
	Encourage & support housing maintenance			
	Promote innovative public/private partnerships for housing development and redevelopment			
	Coordinate the siting of housing with the State Plan, the provision of community services, and employment opportunities			
	Prohibit discriminatory lending practices and promote and enforce fair lending practices			
	Encourage the adaptive reuse of obsolete commercial, industrial, and civic buildings for housing.			
	ECONOMIC GROWTH GOAL			
Economic Development	Identify and target those economic sectors with the greatest growth potential and public benefit	"Encourage development of industrial, commercial, office, research and service uses, selected and regulated so as to preclude land use incompatibilities and in an amount that would increase the tax base which supports the local	4/5 - planning for economic development in line with the Township's specific economic strengths and	2021 MPR

Mansfield Cross-Acceptance Response Template

	Provide skills training, leadership counseling and training, and financial assistance, including microloans, to small business enterprises, with special targeting of women and minority groups.	government and the public school system without disturbing the fragile residential-agricultural balance in the remainder of the Township or negatively impacting traffic circulation ... guide future commercial development into appropriate areas to provide a desirable diversity of goods and services within convenient reach of concentrations of population ... create a favorable atmosphere for industrial development in appropriate locations by providing adequate land area and municipal services." 2021 MPR	capabilities - unclear on specific financial mechanisms mentioned.	
	Promote the retention and expansion of existing businesses, home-based businesses, the relocation of businesses from other states or abroad, and the creation of new businesses			
	Enhance domestic tourism			
	Provide support to the State's Main Streets, Special Improvement Districts, and Business Improvement Districts			
	Provide adequate capital facilities, whether publicly or privately owned or maintained, in line with capital plans to meet			

Mansfield Cross-Acceptance Response Template

	desired economic development objectives			
	Encourage the clustering of compatible industries in ways that reduce natural resource consumption and minimize industrial waste and pollution			
	Promote the creation and expansion of businesses that use raw materials from renewable sources including recyclable materials			
	Promote planning, investment, and maintenance of maritime facilities and public-use airports			
ARCHEOLOGICAL, HISTORIC, CULTURAL, SCENIC, OPEN SPACE, AND RECREATIONAL VALUE GOAL				
Scenic, Recreational & Open Space Resources	Coordinate regional, county, and municipal land use/open space plans with the State Open Space and	"Ensure the provision of adequate community, recreation and educational facilities to adequately accommodate existing and future needs of the Township. Objective: Develop community recreation facilities for existing and future	5/5 - thorough planning in line with state planning goals and initiatives.	2021 MPR

Mansfield Cross-Acceptance Response Template

	Outdoor Recreation Plan	<p>population centers in concert with the needs and desires of residents ... encourage the location of new public facilities, such as parks and schools, so that they are within effective service areas of future population centers ... promote the cooperative use of school facilities for recreational and community activities for all residents to the extent practicable ... provide adequate public safety services (police, fire, rescue squad) with appropriate facilities, manpower and equipment distributed according to existing and future development patterns."</p> <p>2021 MPR</p> <p>"Preserve and protect sites and villages of significant historic interest for present and future generations to appreciate and enjoy ... encourage the preservation and restoration of structures, landmarks, hamlets and villages of significant historic interest. Require design standards in historic areas for new and renovated buildings that will respect the Township's history and rural character." 2021 MPR</p>		
	Ensure that there are adequate indoor and outdoor recreational facilities			
	Connect large contiguous tracts of forest, grasslands, and other natural lands			
	Implement the New Jersey Trails Plan including rails-to-trails conversions and greenway systems			
	Where appropriate, promote and encourage the protection and enhancement of privately owned tracts of open space, wetlands, or forest lands,			
	Ensure that residents are no more than a 10-minute walk from open space			
	Map critical slopes, manage their character, and enforce strict development			

Mansfield Cross-Acceptance Response Template

	performance standards on critical slopes			
	Map & manage important forest resources and maintain & expand existing urban canopies			
	Identification and protection of historic areas, historic sites, historic landscapes, archeological sites, and scenic corridors			
	Support museums, libraries, interpretive centers and archives, and other public buildings as repositories of past culture and showcases for contemporary culture			
Historic & Cultural Resources				
REVITALIZATION GOAL				
Revitalizing & Recentering Older Centers and Underutilized Urbanized Areas	Correct the phenomenon of communities that exhibit Center-like features adopting inappropriate suburban models			1/5 - not planned for, there is a center in the area next to Hackettstown
	Reinvestment should make areas less auto-			
		Not mentioned		

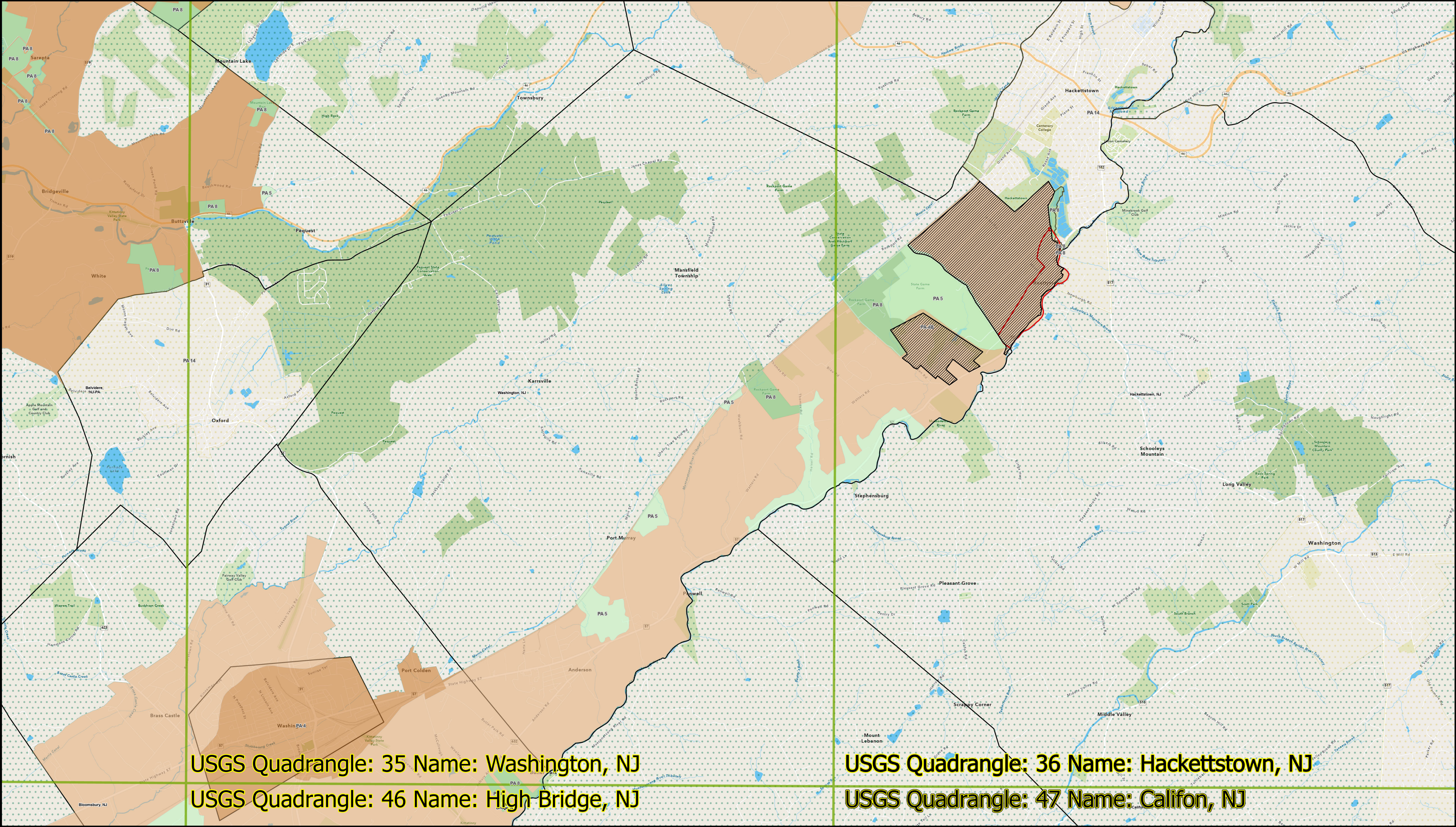
Mansfield Cross-Acceptance Response Template

	<p>oriented, more pedestrian-friendly, and more interconnected to improve mobility</p> <p>Redevelopment plans should reintroduce Center-like features & beautify public spaces</p> <p>Reverse interventions that have erased natural features and integrate any recoverable natural features into redevelopment</p>			
SOUND AND INTEGRATED PLANNING GOAL				
Comprehensive Planning	Integrate planning with neighboring municipalities, the county, regional bodies, and statewide planning initiatives	Integration with neighboring plans and overall county / regional / state planning efforts evident.	4/5 - integration with broader plans and efforts to maintain a distinctive identity - not as clear that the overall planning efforts are in line with state planning efforts.	

Mansfield Cross-Acceptance Response Template

Ensure that land use patterns encourage the goals of the state plan including reducing sprawl, improving walkability, mixing uses, and protecting natural features

Apply design principles to create and preserve spatially defined, visually appealing, and functionally efficient places in ways that establish a recognizable identity, create a distinct character, and maintain a human scale



Mansfield Twp Planning Area Changes

Appendix M: Mansfield Assessment and Inconsistency



data.pa.gov, New Jersey Office of GIS, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Planning Area Changes

- PA4B to PA3
- Seeking a Node Designation

- 4 / RURAL
- 4B / RURAL ENV SENS
- 5 / ENV SENS
- 8 / STATE PARK
- 13 / HIGHLANDS
- 14 / HIGHLANDS PA
- NJ Municipalities



White Cross-Acceptance Response Template

Appendix L: White CART

1. Indicate which documents the municipality or county has and the dates of adoption:
 - a. X Most recent adopted Master Plan and any draft elements currently being considered: The White Township Master Plan was first adopted in 1972 and was subsequently revised in 1978. Comprehensive master plan updates were adopted in 1982 and again in 2004. A Master Plan Amendment was adopted in 1999.
 - b. X Master Plan Reexamination Report(s): Reexaminations from 2004, 2014
 - c. X Official Map pursuant to N.J.S.A. 55D-32
 - d. X Land use map: Part of the 1999 Master Plan
 - e. X Zoning Ordinance and other land development standards: Land Use Ordinance was adopted in 1979 and amended in 1980.
 - f. X Zoning map and schedule: Adopted 1979, Amended through March 2020
 - g. X Natural Resource Inventory: 2005
 - h. X Recreation and Open Space Inventory (ROSI)
 - i. X Redevelopment and/or rehabilitation plan(s) adopted pursuant to the Local Redevelopment and Housing Law (LRHL) White Township Plaza Redevelopment Plan adopted April 2025
 - j. X Resource protection ordinances "Natural resource conservation areas" are regulated, including preserved open space, floodplains, freshwater wetlands and attendant wetland buffers, state open waters, streams and stream buffers, and slopes of 15% or greater.
 - k. ☐ Farmland Preservation/Agricultural Retention Plan
 - l. X Any other adopted planning documents (e.g. Stormwater Management Plan, Wastewater Management Plan, and Capital Improvement Plan): 2009 Wastewater Management Plan, 2005 Stormwater Pollution Plan, 2021 Warren County Multi-Jurisdictional Hazard Mitigation 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.
 - a. Economic Development- High consistency
 - b. Housing- High consistency
 - c. Infrastructure- High consistency
 - d. Revitalization and Recentering- High consistency
 - e. Climate Change- Low consistency
 - f. Natural and Water Resources- High consistency
 - g. Pollution and Environmental Cleanup- High consistency
 - h. Historic and Scenic Resources- High consistency
 - i. Equity- High consistency
 - j. Sound and Integrated Planning- Medium Consistency
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?

White Cross-Acceptance Response Template

- a. White Township currently has no proposed amendments to the Master Plan policies that would address climate change.
 - b. The Township is currently pursuing development and redevelopment opportunities within the sewer service area along Route 46 to generate economic development and improve the Township's housing stock options.
4. How well do the designated State Planning Areas suit the current and future development of your municipality?
 - a. The entire Township is designated as PA4/PA4B. The properties within the approved sewer service area should be changed to PA3 which is more appropriate for the future development within the sewer service area.

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.
 - a. White Township is focused on preserving the important natural and cultural resources within the Township, including farmland and open space, environmentally sensitive areas, and the rural character of the Township, while seeking opportunities for growth that align with the existing character. The Township is currently in the midst of preparing a Housing Plan to address the affordable housing obligations, while seeking to maintain the rural character of the Township. The current pressure to develop the state with more housing to meet these affordable housing obligations seems to be in conflict with many of the goals of preserving the rural environment.
2. Provide a detailed explanation of how municipal plans will be modified in order to create a greater degree of consistency.
 - a. The Township's documents are generally consistent with the State Plan. However, the Township desires to change the PA4 planning areas to PA3 to better reflect opportunities for future growth.
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.
 - a. Grant funding opportunities should be made available to implement the goals and priorities outlined in 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.
 - a. Warren County will be the negotiating entity for White Township.
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

White Cross-Acceptance Response Template

vulnerable areas where there is flooding or other environmental concerns and what could be done to protect them.

- a. White Township is a large municipality with no downtown area and no mass transit services. The Township is heavily dependent upon automobiles for transportation.
 - b. The Township has many large farm properties that are at risk for development with residential subdivisions which would further the sprawling development landscape across New Jersey. There should be a greater emphasis on preserving these agricultural properties.
6. Does the municipality and/or county have an open space plan? Open space tax?
 - a. Yes, the Township has an Open Space Plan and collect 0.020 per \$100 of property assessment for open space.
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?
 - a. No, White Township is not a member of Sustainable Jersey. The Township has an Environmental Commission.
8. Please indicate your community's three most important local and regional land use planning goals and priorities:
 - a. Preserve and enhance the rural character
 - b. Provide for economic development
 - c. Preserve and enhance the quality of life for residents.
9. Please list the Negotiating Committee members:
 - a. Arnold Hyndman, Jeff Herb, Ann Skoog
10. Will your county require a translator at the public hearings? If so, please identify language:
 - a. No
11. Additional comment(s):

White Cross-Acceptance Response Template

White Township Planning Documents

Recent Documents	Do they have one?	Date of adoption	Comments	Link
Master Plan	Yes	2004		
Master Plan Reexamination Report	Yes	2014		
Master Plan Amendment	Yes	2020		https://static1.squarespace.com/static/61dc5497482bfa121c784b0c/t/62effca97ea7f916e9d59670/1659894955662/White_Twp_Master_Plan_Amendment_10-30-20_Adopted_12-29-20.pdf
Official map pursuant to N.J.S.A. 55D-32	Yes			
Land Use map	Yes			
Housing Element and Fair Share Plan	Yes	2022		https://static1.squarespace.com/static/61dc5497482bfa121c784b0c/t/632b6fbbaf7a172acace3a99/1663791035641/Amended+Housing+Element+%26+Fair+Share+Plan.pdf
Zoning ordinance	Yes			https://ecode360.com/14204646#14204646
Zoning map & schedule	Yes	2021		https://static1.squarespace.com/static/61dc5497482bfa121c784b0c/t/65455c5e054f092b7f41a36a/1699044446694/January+2021+Zoning+Map.pdf
Natural Resource inventory	No			
Recreation and Open Space Inventory	No			
Redevelopment and/or rehabilitation plan	Yes	2021		https://static1.squarespace.com/static/61dc5497482bfa121c784b0c/t/632b6ff1f26f8842e7d9bb13/1663791091224/Redevelopment+Investigation.pdf
Resource protection ordinances	Yes			
Stormwater Management Plan	Yes	2005		https://static1.squarespace.com/static/61dc5497482bfa121c784b0c/t/6439ad3b199b6703eb3e3c1d/1681501499941/White_0307SMP_Final.pdf
Farmland Preservation/Agricultural Retention Plan	Yes	2021		https://www.nj.gov/agriculture/sadc/documents/Comprehensive%20FP%20Plans/White%20Township.pdf
Open Space Plan	No			
Open Space tax	Yes			

White Cross-Acceptance Response Template

Sustainable Jersey membership	No			
Other environmental groups	No			

Category	Sub Goals	Planning Goals	Assessment	Related Documents
EQUITY GOAL				
Equity	Equitably distribute the benefits and burdens flowing from implementation of the municipality/county plans	No mention	1/5 - not planned for	
	Consider the demographic makeup of residents and deploy resources to reverse historic inequities			
CLIMATE CHANGE GOAL				
Climate Change	Assess the likely climate change impacts of the master plans' land use, circulation, and housing elements			
	Encourage decarbonization and nature-based carbon sequestration			
Hazard mitigation & extreme heat	Use passive strategies to combat urban heat islands (i.e. light building materials, awnings, green roofs...)			
	Reduce the risk of uncontrolled wildfires through best management practices and selective burning			
Coastal areas & riverine corridors	Undertake a regional development capacity analysis to determine the levels of growth that can be sustained in the coastal area while maintaining the functional integrity of coastal ecosystems		2/5 - mentioned, but not integrated into any of the planning in any meaningful sense.	2020 MP
	Establish and follow a comprehensive, detailed, intergovernmental coastal management program that maximizes consistency with CAFRA, includes emergency response planning & mitigation, and	"Promote the conservation of energy and the use of renewable energy sources whenever possible as the Township develops." 2020 MP		

White Cross-Acceptance Response Template

	includes results of the regional development capacity analysis			
	Protect vital ecological areas and coastal high-hazard areas through coastal maintenance and restoration programs			
	Conserve coastal water resources (ex: reduce water demand, prevent saltwater intrusion...) and protect coastal water quality (i.e. pollution controls)			
NATURAL AND WATER RESOURCES GOAL				
Habitat preservation	Utilize capital projects, redevelopment, brownfields, and municipality/county owned lands as opportunities to maximize habitat restoration			
	Identify and protect critical habitats and habitats of resident or migratory threatened & endangered species			
	Steer new development away from environmentally sensitive areas			
Agriculture & food production	Balance the Policy Objectives of the planning area while maintaining the viability of agriculture and agritourism in appropriate locations	"Preserve and enhance the rural character of White Township ... Identify and protect environmentally sensitive areas from the impact of existing and proposed development ... Preserve actively farmed land as well as significant areas of class one and two soils ... Base the land use plan, particularly, types and densities, on environmental factors such as potential ground water supply, septic suitability of soils, steep slopes, floodplains and prime agricultural soils ... Protect the sole source aquifer upon which the majority of White Township depends ... Minimize storm water impact on the Township's high-quality surface waters ...		
	Promote economic development and diversification of the agricultural industry through capital facilities, funding, tax & regulatory policies, and land use regulations			
	Encourage sustainable and profitable farming through agricultural best management practices and incorporating the water needs of the agricultural economy in water supply planning			
Air quality	Educate the state's residents on the economic and environmental value of sustainable agriculture			
	Ensure that both development and redevelopment will lead to the attainment of National Air Quality Standards (NAAQS).	Recognize unique challenges to development presented by limestone features, such as sinkholes and caves." 2020 MP	5/5 - thorough planning for environmental preservation, farmland / rural preservation, and stormwater quality, in line with state planning goals.	2020 MP, 2005 SMP, 2021 FPP
	Delineate all current hotspots ozone & carbon monoxide hotspots and take all appropriate measures to address those hotspots	The Township has a Stormwater Management Plan and a Farmland Preservation Plan.		

White Cross-Acceptance Response Template

Water quality	Encourage watershed-based regional flood and stormwater management			
	Avoid new development in designated flood plains and implement federal flood hazard reduction standards in areas subject to tidal flooding			
	Reduce water consumption/manage water consumption to avoid needing additional infrastructure			
	Manage development to avoid surface and groundwater degradation and convey stormwater to surface water bodies at a quantity, quality, and rate equal to that which would be achieved through natural processes			
	Coordinate state, regional, and local land use planning with the Statewide Water Supply Master Plan			
	Protect and enhance wetlands & other water-dependent ecosystems			
	Identify locally important aquifer recharge areas, wellheads, headwaters, reservoirs, and other sensitive surface water resource systems and manage activities in areas containing, or adjacent to, these systems			
	Use naturally functioning systems and nonstructural methods for stormwater management and flood control (Green Infrastructure) wherever practicable; otherwise design and construct adequate flood protection facilities			
PROTECT THE ENVIRONMENT, PREVENT AND CLEAN UP POLLUTION GOAL				
Brownfield Remediation	Give public resources and assistance priority to communities with well-thought-out brownfield redevelopment strategies	Not mentioned	1/5 - not planned for	
	Plan, locate, and market redevelopment projects to capitalize on opportunities presented by brownfield			

White Cross-Acceptance Response Template

	sites and to coordinate community planning efforts with all levels of government			
Waste Management & Recycling	Promote multi-jurisdictional planning, design, and siting of waste management and disposal facilities and self-sufficiency in waste management			
	Decrease the size of the waste stream by reduction at the source, promotion of reusing materials, and development of markets for recycled goods			
	Remove hazardous wastes from the solid waste stream			
	Develop educational programs for residents			
PUBLIC FACILITIES / INFRASTRUCTURE GOAL				
Infrastructure Investment Priorities	The highest priority should be given to infrastructure projects and programs statewide that mitigate life-threatening situations and emergent threats to the public's health and safety,	"Provide a safe, efficient circulation system consistent with the character of the Township ... Encourage "through" circulation patterns, avoiding cul-de-sac development wherever possible ... Provide design guidelines which avoid "wide, flat and straight" residential streets ... Coordinate road improvement programs with County and State offices, particularly where joint jurisdiction of intersections is at issue ... Where roadways are widened, or sight easements are cleared, require relocation of tree rows and stone rows to preserve the character of the original roadway ... Develop an information base of existing local, County and State roads in White Township, using maps, traffic volumes, cartway and right-of way width, road conditions, traffic accident information and hazardous locations ... Identify anticipated road improvements by jurisdiction ... Evaluate current public transportation systems as to how they serve White Township and project needs for the six-year period ... Identify road and traffic improvements and new roads needed to alleviate existing traffic bottlenecks and hazardous conditions, taking into consideration anticipated traffic conditions for the		
	The second-highest priority should be given to maintenance, repair, and system preservation of infrastructure			
	Create functional plans which should include capital plans (i.e. schools, emergency response, community facilities), utilities and sewer system maintenance/installation that is in line with water quality goals			
	Coordinate infrastructure investments with those of surrounding and overlapping jurisdictions			
Mobility & equal Access	Provide greater accessibility to rail and bus transit systems/stops and improve mobility within neighborhoods		3/5 - circulation planning and investment in line with state planning goals, but no planning for expanding equal access to transportation or clean energy.	2020 MP
	Complete intra- and inter-modal transportation linkages that capitalize on land use, economic development, density, employment opportunities, mass transit facilities, and opportunities to complete coverage of transit corridors			
	Emphasize the movement of people rather than the movement of vehicles by investing in public			

White Cross-Acceptance Response Template

	<p>transportation and prioritizing the needs of pedestrians and bicyclists</p> <p>Establish a working partnership between transportation agencies, local governments and the private development community to strengthen the linkages between land use and transportation</p> <p>Enhance the movement of goods throughout New Jersey by investing in a comprehensive network for regional and interstate commerce</p> <p>Evaluate the positive and negative impacts of every transportation project on public health, natural & historic resources, air quality, energy use, and decarbonization particularly in underserved communities</p> <p>Promote market-based incentives to alleviate congestion (congestion pricing) & utilize existing capacity (carpooling, public transit, telecommuting)</p> <p>Make appropriate transportation investments that consider seasonal demands and tourism</p>	<p>six-year period ... Prepare a road and traffic improvement section in the Township Capital Improvements Program." 2020 MP</p>		
	<p>Promote and encourage the development of and expanded use of environmentally sensitive, renewable energy resources and energy conversion processes that reduce the demand for fossil fuel consumption</p> <p>Ensure that adequate energy capacity exists to meet statewide demands through conservation, cogeneration and either facility additions or upgrades.</p> <p>Promote the use of energy efficient transportation vehicles and systems, industrial processes, buildings and building systems</p>			
Clean Energy				
	<p>Lead abatement in older homes and drinking water infrastructure</p> <p>Improving obesity outcomes through a physical planning framework that encourages active living choices, programs that address food deserts, and public education on health & wellness</p>			
Public Health				

White Cross-Acceptance Response Template

	Relocating air polluting facilities to more suitable locations, and / or mothballing them			
HOUSING GOAL				
Housing	Municipal master plans and development regulations should provide a reasonable balance between residential and other land uses, to achieve sensible ratios between housing and jobs, housing and retail, housing and open space, and housing and other uses; different housing types, to address the full range of housing needs and preferences (different age groups, income levels, mobility options, and lifestyles); and housing costs, with an emphasis on quality affordable housing, housing tenures, and residential arrangements.	"Provide a wide range of housing opportunities for current and prospective residents of the Township ... Encourage provision of housing opportunities for all residents and persons employed within White Township ... Provide realistic opportunities, pursuant to the NJ Fair Housing Act, to address indigenous low and moderate-income housing needs within White Township ... Encourage provision of ECHO housing." 2020 MP	4/5 - planning for housing that meets and aligns with most of the state's planning goals, excluding adaptive reuse and active anti-discriminatory practice.	2020 MP
	Encourage & support housing maintenance			
	Promote innovative public/private partnerships for housing development and redevelopment			
	Coordinate the siting of housing with the State Plan, the provision of community services, and employment opportunities			
	Prohibit discriminatory lending practices and promote and enforce fair lending practices			
	Encourage the adaptive reuse of obsolete commercial, industrial, and civic buildings for housing.			
ECONOMIC GROWTH GOAL				
Economic Development	Identify and target those economic sectors with the greatest growth potential and public benefit	"Provide for commercial and industrial development, where appropriate, in accordance with the highest standards of site design to ensure that such development will have a positive impact on the community and the environment while also providing necessary services, jobs and ratables ... Encourage "campus type" development in industrial zones ... Reinforce business zoning where it is highly visible, i.e. Warren County Route 519 and US Route 46 ... Review uses currently permitted in	4/5 - planning for developing the Township's economic capacity using targeted capital plans, as well as unique elements like agricultural uses - strip development is not in line with state planning goals.	2020 MP
	Provide skills training, leadership counseling and training, and financial assistance, including microloans, to small business enterprises, with special targeting of women and minority groups.			
	Promote the retention and expansion of existing businesses, home-based businesses, the relocation of businesses from other states or abroad, and the creation of new businesses			

White Cross-Acceptance Response Template

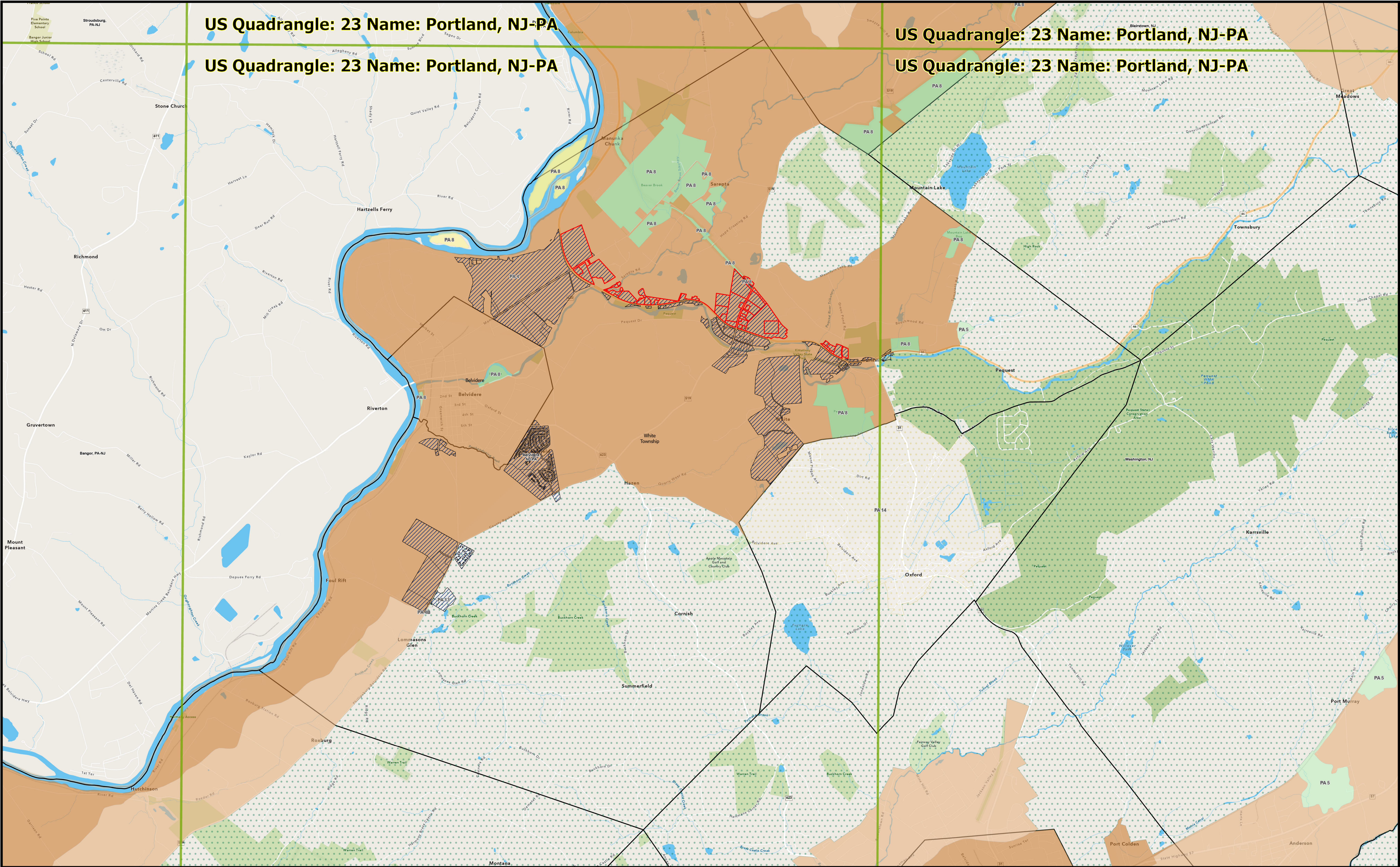
	<p>Enhance domestic tourism</p> <p>Provide support to the State's Main Streets, Special Improvement Districts, and Business Improvement Districts</p> <p>Provide adequate capital facilities, whether publicly or privately owned or maintained, in line with capital plans to meet desired economic development objectives</p> <p>Encourage the clustering of compatible industries in ways that reduce natural resource consumption and minimize industrial waste and pollution</p> <p>Promote the creation and expansion of businesses that use raw materials from renewable sources including recyclable materials</p> <p>Promote planning, investment, and maintenance of maritime facilities and public-use airports</p>	<p>the business zones to ensure their compatibility with neighborhood and resource protection ... Encourage light manufacturing/assembly, bed and breakfast, antique, and restaurant uses ... Evaluate commercial recreation, i.e., golf courses, as a land use ... Provide for home occupations which are not disruptive of residential expectations ... Encourage the continuation and economic viability of agricultural operations ... Expand permitted activities operated on active farm sites ... Provide special exceptions to sign regulations for sales of farm produce and products." 2020 MP</p>		
ARCHEOLOGICAL, HISTORIC, CULTURAL, SCENIC, OPEN SPACE, AND RECREATIONAL VALUE GOAL				
Scenic, Recreational & Open Space Resources	<p>Coordinate regional, county, and municipal land use/open space plans with the State Open Space and Outdoor Recreation Plan</p> <p>Ensure that there are adequate indoor and outdoor recreational facilities</p> <p>Connect large contiguous tracts of forest, grasslands, and other natural lands</p> <p>Implement the New Jersey Trails Plan including rails-to-trails conversions and greenway systems</p> <p>Where appropriate, promote and encourage the protection and enhancement of privately owned tracts of open space, wetlands, or forest lands,</p> <p>Ensure that residents are no more than a 10-minute walk from open space</p>	<p>"Require development design to respect the natural features of a given tract of land and result in the retention of large blocks of land as open space ... Identify the visual aspects of the Township which should be preserved. Scenic features such as ridgelines, lakes, stream corridors should be maintained in their original, pristine state ... Encourage farmland preservation ... Promote current statewide objectives for agricultural land retention and open space preservation ... Investigate those elements of community activities which foster a sense of identity within White, i.e. history, town-wide activities, and government ... Suggest types of activities where the Township can foster community</p>	<p>5/5 - extensive planning for historic preservation, open space and recreation, and other unique Township planning attributes.</p>	<p>2020 MP</p>

White Cross-Acceptance Response Template

	Map critical slopes, manage their character, and enforce strict development performance standards on critical slopes	identification and cohesion such as architectural and site design standards, and streetscape and signage measures in commercial areas, and improved pedestrian circulation ... Provide for recreation and cultural facilities, providing a variety of programs to meet the levels of community interest ... Identify areas where establishment of picnic areas and playground facilities would be appropriate ... Review current and future recreation needs with the Township Committee and Recreation providers on an annual cycle ... Support the identification of sites and areas of historic and cultural importance and aid in their conservation, maintenance and usefulness to the community ... Evaluate and incorporate portions of the Open Space Plan developed by the Environmental Commission as an information, planning and capital programming source." 2020 MP		
	Map & manage important forest resources and maintain & expand existing urban canopies			
Historic & Cultural Resources	Identification and protection of historic areas, historic sites, historic landscapes, archeological sites, and scenic corridors			
	Support museums, libraries, interpretive centers and archives, and other public buildings as repositories of past culture and showcases for contemporary culture			
REVITALIZATION GOAL				
Revitalizing & Recentering Older Centers and Underutilized Urbanized Areas	Correct the phenomenon of communities that exhibit Center-like features adopting inappropriate suburban models		5/5 - the redevelopment investigation notes the failing nature of strip malls and that this style of land use needs to be redeveloped into something else.	2022 RP
	Reinvestment should make areas less auto-oriented, more pedestrian-friendly, and more interconnected to improve mobility			
	Redevelopment plans should reintroduce Center-like features & beautify public spaces			
	Reverse interventions that have erased natural features and integrate any recoverable natural features into redevelopment			
SOUND AND INTEGRATED PLANNING GOAL				

White Cross-Acceptance Response Template

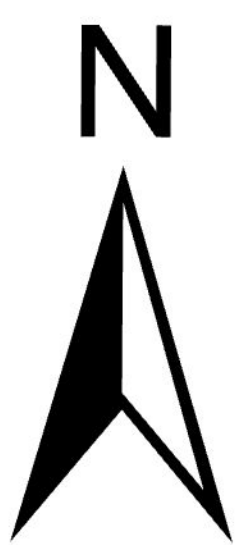
Comprehensive Planning	Integrate planning with neighboring municipalities, the county, regional bodies, and statewide planning initiatives	<p>"Encourage the concept of a community identity for White Township ... The following issues are integral to the quality of life in White Township: The rural agricultural character of the area, Open space, Active agriculture, particularly field operations, The current general alignment and character of Township roads, Historic sites and buildings, Ridgetops and ridgelines ... Maintain and improve the level of contact and response in regard to adjoining municipal, county and State development and planning activities and their impact on the community ... Review the Master Plan, development ordinances, and other relevant documents and activities of adjacent municipalities, Warren County and the State of New Jersey to determine their impact on White Township ... Encourage continuing dialogue with officials from other municipalities, the county and the State in order to mitigate conflicts in existing and proposed land development, circulation and transportation, and community related activities, and to foster cooperation and coordination of public activities wherever economically and practically feasible."</p> <p>2020 MP</p>	5/5 - planning for unique identity, as well as integration with nearby plans.	2020 MP
	Ensure that land use patterns encourage the goals of the state plan including reducing sprawl, improving walkability, mixing uses, and protecting natural features			
	Apply design principles to create and preserve spatially defined, visually appealing, and functionally efficient places in ways that establish a recognizable identity, create a distinct character, and maintain a human scale			



White Twp Planning Area Changes

Appendix M: White Assessment and Inconsistency

0 1 2 4 Miles



- PA4 to PA3
- Seeking a Node Designation
- Planning Area Boundaries of the NJ State Development and Redevelopment Plan New Jersey
- 4 / RURAL
- 4B / RURAL ENV SENS
- 5 / ENV SENS
- 8 / PARK
- 8 / STATE PARK
- 13 / HIGHLANDS
- 14 / HIGHLANDS PA



Municipal Information

Appendix N- Warren County Municipality Information

Municipality	Population	Population Density (/sqmi)	Area (mi)	Highlands? Conforming?	Who will represent?
Allamuchy Township	5239	262.1	19.99	Yes, Partially	Highlands
Alpha Borough	2290	1362.6	1.68	Yes, Yes	Highlands
Belvidere Town	2525	1742.0	1.45	Yes, No	Warren
Blairstown Township	5716	191.3	29.89	No	Warren
Franklin Township	2970	126.8	23.42	Yes, Partially	Warren
Frelinghuysen Township	2144	90.8	23.62	Yes, No	Highlands
Greenwich Township	5480	517.9	10.58	Yes, No	Highlands
Hackettstown Town	10221	2829.9	3.61	Yes, Yes	Highlands
Hardwick Township	1531	40.8	37.53	No	Warren
Harmony Township	2516	105.9	23.75	Yes, Partially	Warren
Hope Township	1904	105.3	18.09	Yes, No	Highlands
Independence Township	5459	275.3	19.83	Yes, No	Highlands
Knowlton Township	2897	117.2	24.72	No	Warren
Liberty Township	2699	231.3	11.67	Yes, No	Highlands
Lopatcong Township	8810	1204.2	7.32	Yes, Yes	Highlands
Mansfield Township	7750	262.0	29.59	Yes, No	Warren
Oxford Township	2531	424.8	5.96	Yes, Yes	Highlands
Phillipsburg Town	15146	4747.0	3.19	Yes, Yes	Highlands
Pohatcong Township	3246	242.8	13.37	Yes, Yes	Highlands
Washington Borough	7172	3649.6	1.97	Yes, Yes	Highlands
Washington Township	6470	360.2	17.96	Yes, Partially	Highlands
White Township	4638	169.5	27.37	Yes, No	Warren