



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

State Planning Commission/Warren County Negotiation Session
July 21, 2025 – 2:00 p.m./July 29, 2025 – 11:30 a.m.
Zoom Video Conference
Meeting ID: 850 3386 8909
<https://us02web.zoom.us/j/85033868909>

AGENDA

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

Appendix A: Warren County Cross Acceptance Response Items

PSDRP GOAL/SECTION	PSDRP PAGE	CAR PAGE	DESCRIPTION	JURISDICTION	AGREE/DISAGREE	NOTES
State Agency Coordination		5	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.	Warren County		
State Plan Policy Map		6	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."	Warren County, White		Amendment #2: Planning Area. It is referencing Map from Appendix M of the CART.
State Planning Policy Map		5, 9	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. These requirements can hinder development in areas that would otherwise be capable of economic growth due to their population size and infrastructure.	Warren County		
General		8, 9	The County believes there should be regional planning guidance for the siting of 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.	Warren County		
Infrastructure		39	The State Plan needs to address water quality impacts of older developed areas still on septic systems. Needs better State agency support for infrastructure related to sewer for areas of failing septic systems or where septic density does not conform to current regulations.	Blairstown		
Climate Change		39	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.	Blairstown		
State Planning Policy Map		6	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.	Warren County		Propose changing a portion of PA4 to PA 2.
State Planning Policy Map		23, 38	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.	Belvidere		Propose changing PA4 to PA 2.
State Planning Policy Map		7	A Node designation would benefit the municipality. 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 would meet the requirements as dense, single-use corridors (commercial).	Warren County		Referencing Appendix K from the CART
State Planning Policy Map		128	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.	Mansfield		
State Planning Policy Map		7	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.	Warren County		Amendment #4: Planning Area
State Planning Policy Map		128	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.	Mansfield		
State Planning Policy Map		7	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).	Warren County		Amendment #5: Node Designation
State Planning Policy Map		128	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.	Mansfield		

State Planning Policy Map		7	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.	Warren County		Amendment #3: Node Designations
State Planning Policy Map		152	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.	White		

Appendix B: Statewide Policy Issues

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