



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

PHILIP D. MURPHY  
*Governor*

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

THOMAS K. WRIGHT  
*CHAIRMAN*

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

**State Planning Commission/NJ Highlands Council Negotiation Session**  
**July 17, 2025 – 9:00 a.m./July 28, 2025 – 11:30 a.m.**  
**Zoom Video Conference**  
**Meeting ID: 873 3547 7185**  
<https://us02web.zoom.us/j/87335477185>

**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: Highlands Council Cross Acceptance Response Items

PSDRP GOAL/SECTION	PSDRP PAGE	CAR PAGE	DESCRIPTION	JURISDICTION	AGREE/DISAGREE
Equity		Highlands Memo 3	The goals and objectives related to the themes of equity and relief to "overburdened communities" warrant better articulation.	Clinton Township, Hunterdon County	
Housing	12	Highlands Memo 3	Restrictive zoning, exclusionary zoning and discriminatory practices and policies that facilitate displacement are inconsistent with the Plan. (P. 12) What are examples of these practices? Could this be construed to mean that single-family zoning and not permitting ADUs are considered restrictive zoning or exclusionary? Specificity is warranted.	Clinton Township, Hunterdon County	
Housing	11, 12, 23	Darlene Green 1	The Housing goal seems to contradict the Natural and Water Resources Goals and Priorities, which focus on preservation. Additionally, the text appears to be blind to the Highlands Region, which is a sensitive environmental area, within which certain sub-zones are encouraged to be preserved and/or have limited development. A majority of Tewksbury is within the more restrictive Highlands' subzones (Conservation, Conservation Environmentally Constrained, and Protection Sub-zones) where preservation and conservation are encouraged. The text should be supplemented with a statement that excludes the Highlands Region from the prohibition of concentrated preservation areas.	Tewksbury Township, Hunterdon County	
Housing	23	Darlene Green 2	This housing goal should be revised to encourage housing development outside of environmentally sensitive lands, limit housing development to existing utility constraints, and preclude multi-family development in areas lacking water and sewer infrastructure.	Tewksbury Township, Hunterdon County	
Housing; Circulation	23	Darlene Green 2	Clarification should be provided on the goal for housing development in areas lacking public transportation. The Township of Tewksbury does not have access to public transportation options. The Draft State Plan does not provide a separate housing goal oriented toward communities lacking public transportation.	Tewksbury Township, Hunterdon County	
Housing	23	Darlene Green 2	Clarification should be provided on what the State views as an "accessory dwelling". The Glossary (page 85) does not include a definition.	Tewksbury Township, Hunterdon County	
Housing	23, 24	Darlene Green 3	Clarification should be provided on what type of zoning would be considered inconsistent with the Plan. Is it single-family zoning, multi-family, or the location of certain zones? Also, would the existing zones that have historically been in place for decades be considered inconsistent? Or would this apply to new zones only?	Tewksbury Township, Hunterdon County	
Housing	26	Darlene Green 3	Text should be revised to recognize water and wastewater limitations. Suggested text: "In areas where water and wastewater infrastructure is available and capacity remains...." The Draft State Plan also does not provide guidance on how to accommodate new development with limited water and/or sewer capacity or in areas without utility infrastructure. Clarification should be provided.	Tewksbury Township, Hunterdon County	
Housing	26	Darlene Green 3	The Draft State Plan does not define what would be considered "increased residential development densities". As written, that could be interpreted to mean one more unit per acre.	Tewksbury Township, Hunterdon County	
Housing	26	Darlene Green 3	"Up-zoning" is not defined in the glossary. This should be added so municipalities have an understanding when reviewing mechanisms to address affordable housing. Additionally, the last sentence in this statement is incorrect, specifically the word "must". Towns with limited vacant and developable land are permitted to seek an adjustment of their obligation, which would reduce their affordable housing obligation. Furthermore, communities within the Highlands Region must abide by the Highlands Regional Master Plan and cannot up-zone in non-sewered areas. The above-quoted text should be rewritten to address these issues.	Tewksbury Township, Hunterdon County	
Housing	27	Darlene Green 3	Clarification is needed as to what would be considered a "starter home".	Tewksbury Township, Hunterdon County	
Housing	27	Darlene Green 4	Restrictive zoning is not defined. Clarification should be provided so municipalities understand if their zoning would be considered "restrictive".	Tewksbury Township, Hunterdon County	
Economic Development	21	Darlene Green 2	Clarification should be provided on how the State would encourage expansion of "regional food hubs, food processing facilities, agricultural equipment suppliers." Would grants or other funding be available for municipalities to promote this kind of economic development?	Tewksbury Township, Hunterdon County	
Climate Change	41	Darlene Green 5	Clarification is needed on who would be tasked with conducting "regional, watershed-level planning" under the climate change goal. Would it be the County, each municipality in a watershed, or another entity?	Tewksbury Township, Hunterdon County	

Climate Change	41	Darlene Green 5	It is unclear what entity would be in charge of leading the creation of intergovernmental and community partnerships under the climate change goal. The text should be revised to identify the entity responsible for this priority.	Tewksbury Township, Hunterdon County	
Climate Change	42	Darlene Green 5	Additional text should be provided to clarify how DEP floodplain regulations promote smart growth along river corridors.	Tewksbury Township, Hunterdon County	
Comprehensive Planning	64	Darlene Green 7	The State Plan should address whether communities within the Highlands Region are required to conform to both the State Plan and the Highlands Regional Master Plan or solely mandated to conform to the Highlands Regional Master Plan.	Tewksbury Township, Hunterdon County	
Implementation	83	Darlene Green 8	"Municipal planning in New Jersey is outdated. Many local governments lack resources to handle planning related procedures. Regional considerations should adhere to the goals outlined in the State Plan, which should be considered as the framework for decision-making. Regional considerations (regional master planning) help address inequitable municipal planning capabilities." Tewksbury takes exception with the above statement. The above statement should be deleted from the Draft State Plan or substantially revised. It appears the Draft State Plan suggests municipalities that lack resources be eliminated and governed/regulated at a regional level, rather than a local level.	Tewksbury Township, Hunterdon County	
Infrastructure		Highland Memo 5	Infrastructure is identified as a priority, but it remains unclear what exactly the goals are. The Infrastructure goal subsection has 7 sentences, the first three of which are statements setting the background, then two implying the need for transit investment and road maintenance. The second paragraph again starts with a sentence setting the background, followed by one sentence implying a need to build more infrastructure.	Pompton Lakes, Passaic County	
State Plan Policy Map		Highlands Memo 3; Darlene Green 9	The State Plan Policy Map should be revised to illustrate the Highlands Land Use Capability Zones. If the Highlands LUCZs replace State planning area designations, this should be clearly articulated and that the goals of the Highlands RMP supersede. The Highlands colors should be on the map.	Clinton Township, Tewksbury Township, Borough of High Bridge, Holland Township	
State Plan Policy Map	68	Darlene Green 8	Tewksbury recommends a sentence be added to direct communities within a regional planning area to refer to the applicable regional planning agency mapping. Hyperlinks would be useful for citizens and practitioners to easily source this information.	Tewksbury Township, Hunterdon County	
State Plan Policy Map	68	Darlene Green 8	Clarify in the plan where one would find the State Plan Policy Map.	Tewksbury Township, Hunterdon County	
State Plan Policy Map		Highland LULZ	There is no direct correlation between the LUCZ and the State Planning Areas. However, the intent of the seven LUCZ designations is similar to the intent of the seven SPPM Planning Areas. The following table (attached document) displays the SPPM Planning Areas and the equivalent LUCZ designations. An equivalent LUCZ designation will replace the SPPM Planning Area designations for Highlands Region communities when referenced in various statewide rules such as the wastewater management planning rules. The intent and guiding criteria of the Land Use Capability Zones are described after the summary table.	Highlands Council	
Mapping		Highland Memo 4	We have found a number of substantial errors in the Highlands interactive mapping for the Township of Hanover and would like to meet to discuss how these might be corrected.	Township of Hanover, Morris County	
Mapping		Highland Memo 4	Mapping changes may need to be made after working through the Mt Laurel 4th Round obligations.	Harding Township, Morris County	
Mapping		Highland Memo 4	The LUCZ Existing Community-Environmentally Constrained Subzone does not align with the State Plan's PA-5 Environmentally Sensitive area. Consider realignment via State Plan Map change.	Netcong Borough, Morris County	
Mapping		Highland Memo 4, 5	Washington Township is in the process of completing a mapping update with the Highlands Council staff for a site (Block 19, Lot 8) that is expected to be designated a Round Four site. The site was previously developed for industrial development with infrastructure improvements in place, but the development was never completed. In the Highlands Council's 2024 updates to the LUCZ Map, the site had a Protection Zone designation that was found to be inconsistent with the development history and existing land use characteristics of the site.	Washington Township, Morris County	
Mapping		Highland Memo 5	For Alpha Borough, the existing Community Zone mapping is currently split between State Planning Area 1 (most of the Borough), 2 (southern half of industrial district), and 4 (western quarry site/potential redevelopment area). Future Planning Area Mapping should consider a single planning area classification of appropriate scale of development for all non-farm existing community in the Borough, and Center designations delineated appropriately.	Borough of Alpha, Warren County	

Mapping		Highlands Memo 2	An extension of the Frenchtown sewer service area into Alexandria Township along CR 513 (Everittstown Road) is designated in the Conservation Zone.	Alexandria Township, Hunterdon County	
Mapping		Highlands Memo 2	The State Plan map depicts a center that spans areas of Clinton Township and adjacent municipalities. This State Center should be updated to reflect the boundaries of the Township's designated Highlands Center areas.	Clinton Township, Hunterdon County	

## Appendix B: Statewide Policy Issues

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